RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 1318215 DEEDQC 09/04/2025 01:38:30 PM 5 pgs Fees: $27.00 Taxes: $0.00 20250904-0070813	The actual consideration for this transfer is $0.00. Affiant Sworn to and subscribed before me this 3rd day of September, 2025. Notary Public My Commission Expires: _____ (SEAL) PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money or purchase funds in relation to the same.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Scott R. Beasley and Sara Beasley 1015 Red Oak Drive Greenbrier, TN 37073	New Owners	005 00 0 010.00 005 00 0 033.00

This Indenture is made and effective on the 3rd day of September, 2025 (the "***Effective Date***"), by and between:

SCOTT R. BEASLEY and SARA S. BEASLEY aka SARA BEASLEY, husband and wife ("***Grantor***") and;

SCOTT R. BEASLEY and SARA BEASLEY, husband and wife ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

Being a tract of land in the 10th Council District of Davidson County Tennessee, and a portion of that property conveyed to Clifford Thomas Towns in DB-20230215 0010977 R.O.D.C.T., and that property conveyed to Scott R. and Sara S. Beasley in DB-20250731 0060450 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN Lic. No. 2095 dated 07/24/25 as follows:

Beginning at an existing iron pin in the northerly margin of Huffman Road, said pin being the southeast corner of Josua Hill in DB-20231108 0087339 R.O.D.C.T., said pin being the most southeast corner of herein described tract; thence now leaving said margin with said Hill N 02°00'39" W, 644.91' to an existing iron pin, said pin being the southeast corner of Michael Wright in DB-20230215 0010977 R.O.D.C.T.; thence with said Wright N 09°12'07" W, 416.02' to an existing iron pin in the line of David Russell in RB 733, PG 585 R.O.R.C.T.; thence leaving said Wright with said Russell S 83°07'51" E, 1184.05' to an existing iron pin in the line of Bobby Milliken, Jr. in DB 286, PG 103 R.O.R.C.T.; thence leaving said Russell with said Milliken S 04°12'44" E, 74.71' to an existing iron pin, being a corner to Hurbert Duncan in RB 2227, PG 666 R.O.R.C.T.; thence with said Duncan S 11°34'33" W, 164.01' to an existing iron pin, a corner to Ronnie Phillips in RB 1641, PG 36 R.O.R.C.T.; thence now leaving said Ducan with said Phillips for the next two calls: S 12°04'41" W, 129.35' to an existing iron pin; thence S 08°09'49" W, 689.46' to an existing iron pin in the northerly margin of said Huffman Road; thence now leaving said Phillips with said margin for the next five calls: N 68°25'58" W, 171.96'; thence with a curve to the left having a radius of 588.18', cord and cord bearing of N 83°23'10" W, 305.59' and a length of 309.14'; thence S 82°02'06" W, 176.99'; thence with a curve to the right having a radius of 490.09', cord and cord bearing of N 81°21'18" W, 261.64' and a length of 264.86'; thence N 64°34'32" W, 40.49' to the point of beginning containing 24.87 acres.

Being the same property conveyed to Scott R. Beasley and Sara S. Beasley by Quitclaim Deed from Roy M. Maines, Jr. and wife, Andrea D. Maines, of record in Instrument No. 20250731-0060450, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott R. Beasley and Sara Beasley by Warranty Deed from Thomas C. Towns, of record in Instrument No. 202509040070812, Register's Office for Davidson County, Tennessee, dated 09/03/2025 and recorded on 09/04/2025.

A copy of the survey plat is attached hereto as Exhibit A.

This is unimproved property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Scott R. Beasley

Sara S. Beasley

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, SCOTT R. BEASLEY and SARA S. BEASLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2025.

Notary Public

My Commission Expires: 02/29/2028

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

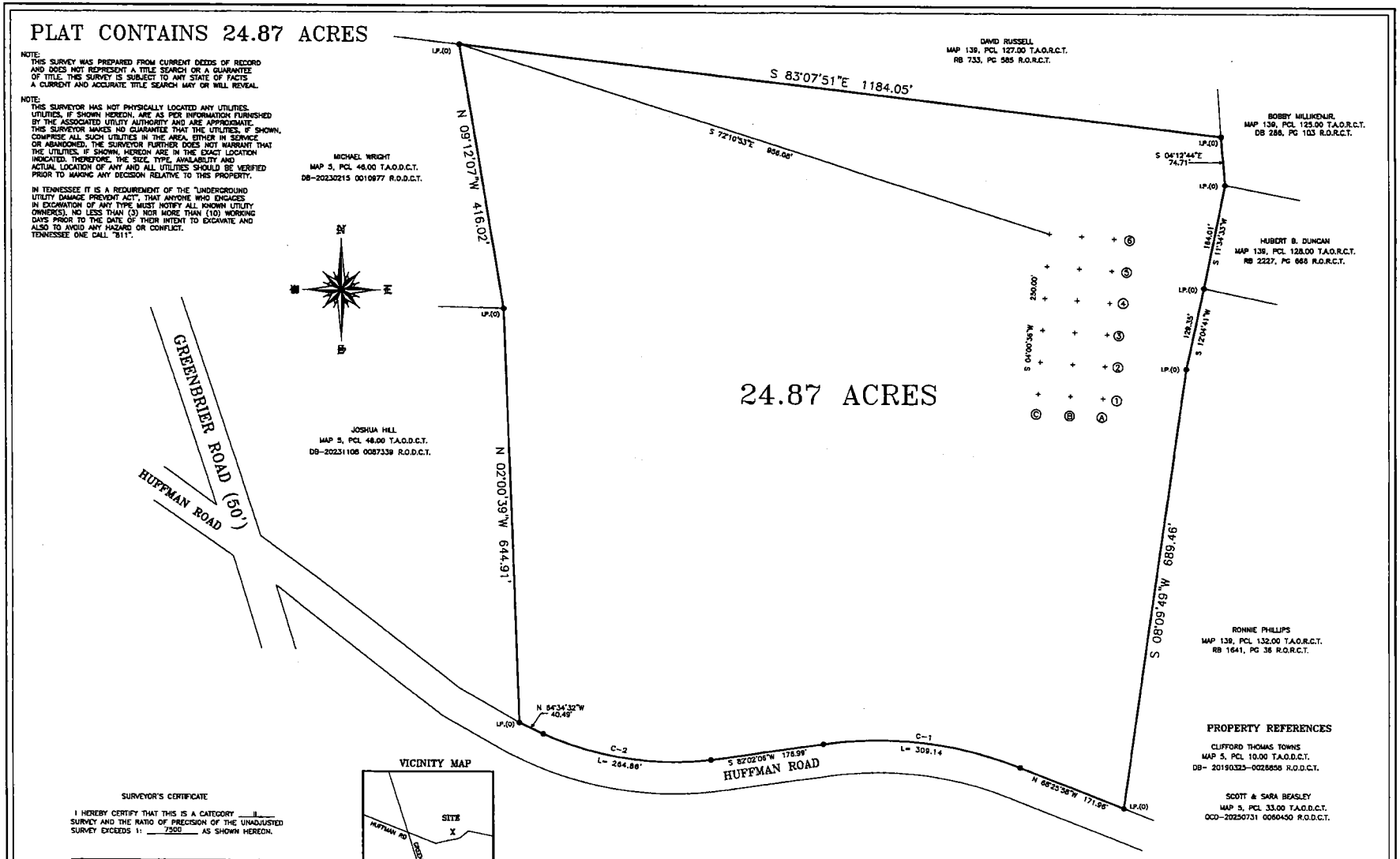
2025090400708 13

PLAT CONTAINS 24.87 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THOIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY ___II___ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: ___7500___ AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

VICINITY MAP

N.T.S.

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	588.16'	158.23'	309.14'	30°06'49"	305.59'	N 83°23'10"W
C-2	490.09'	135.75'	264.86'	30°57'50"	261.64'	N 81°21'18"W

0 100 200 300

SURVEY & SOIL GRID MAP FOR
THOMAS TOWNS PROPERTY
HUFFMAN ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	07/24/25

10TH COUNCIL DISTRICT
DAVIDSON COUNTY
TENNESSEE
DRAWING NO. TOWNSGB

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

TRUE COPY CERTIFICATION

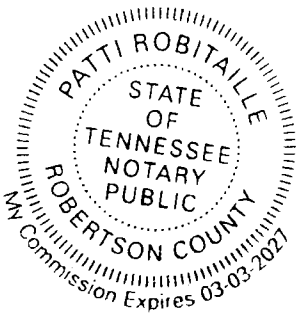
I, LISA HODGES, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 3, 2025 (date of document).

Affiant Signature

Date: 09/03/2025

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 3rd day of September, 2025.



Notary Public

My Commission Expires: _____