Karen Johnson Davidson County
Batch # 1327356 DEEDQC
09/26/2025 02:49:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250926-0077017

QUITCLAIM DEED

This instrument prepared by: M. Robb Thompson, Attorney-at-law

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No:
Craig Lamont Beene 4744 Billingsgate Road Antioch TN 37013	Craig Lamont Beene 4744 Billingsgate Road Antioch TN 37013	149 01 0B 073.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Ivy Yolanda Jeffries v. Craig Lamont Beene, Circuit Court for Davidson County, Case No. 24D-118; and the actual consideration given for the transfer is $1.00. This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Affiant/ Ivy Yolanda Jeffries

SUBSCRIBED AND SWORN TO before me this 10th day of September 2025.

Notary Public

My Commission Expires: 11/2/2026

KRISTEN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

WHEREAS, Ivy Yolanda Jeffries ("Grantor") and Craig Lamont Beene ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Ivy Yolanda Jeffries v. Craig Lamont Beene, Circuit Court for Davidson County, Case No. 24D-118;

WHEREAS, Grantor is ordered to quitclaim all her legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee;

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Ivy Yolanda Jeffries, the Grantor, does hereby convey, remise, release and forever quitclaim unto Craig Lamont Beene, the Grantee, his heirs and assigns, all of her legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND in Davidson County, Tennessee, being Lot No. 266 on the Plan of Piccadily Square, Phase II, as of record in Book 6250, pages 892, 893, and 894, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Norma Lawrence, a married woman, by Warranty Deed from Todd Dunning on October 28, 2010, of record in Instrument No. 20101102-0087884, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Craig Beene by Quitclaim Deed from Norma Lawrence on December 3, 2020, of record in Instrument No. 20201215-0147566, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ivy Yolanda Jeffries, a married woman, by Warranty Deed from Craig Lamont Beene, a married man, of record in Instrument No. 20220706-0077734, Register's Office for Davidson County, Tennessee, dated June 27, 2022, and recorded on July 6, 2022.

This is improved property known as: 4744 Billingsgate Road, Antioch, TN 37013

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED, AND M. ROBB THOMPSON ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 10th day of September 2025.

IVY YOLANDA JEFFRIES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Ivy Yolanda Jeffries, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of September 2025.

Notary Public

My commission expires: 11/2/2026

KRISTEN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026