This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1351649 DEEDQC
11/26/2025 04:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251126-0094728

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Marcia Escobar
Affiant Signature

Subscribed and sworn to before me on this the 7th day of NOV, 2025.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Craig Lamont Beene & Delores Howse
4744 Billingsgate Road
Antioch, TN 37013

SEND TAX BILLS TO:
Craig Lamont Beene & Delores Howse
4744 Billingsgate Road
Antioch, TN 37013

MAP AND PARCEL NUMBER: 149010B07300CO

QUITCLAIM DEED
25NT01517

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Delores Howse

By these presents do remise, release and **QUITCLAIM** unto

Craig Lamont Beene, a single man, and Delores Howse, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 266 on the Piccadilly Square, Phase III, as of record in Plat 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 Delores Howse from Craig Beene, by Quitclaim Deed dated 09/26/2025 and recorded 09/26/2025 in Instrument No. 20250926-0077018, Register's Office of said County.

Being the same property conveyed to Craig Lamont Beene from Ivy Yolanda Jeffries, by Quitclaim Deed dated 09/10/2025 and recorded 09/26/2025 in instrument No. 20250926-0077017, Register's Office of said County. See Divorce Case No. 24D-118, Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Ivy Jeffries from Craig Beene, by Quitclaim Deed dated 06/27/2022 and recorded 07/06/2022 in Instrument No. 20220706-0077734, Register's Office of said County.

Being the same property conveyed to Craig Beene from Norma Lawrence, by Quitclaim Deed dated 12/03/2020 and recorded 12/15/2020 in Instrument No. 20201215-0147566, Register's Office of said County.

Being the same property conveyed to Norma Lawrence, unmarried woman from Todd Dunning, by Warranty Deed dated 10/28/2010 and recorded 11/02/2010 in Instrument No. 20101102-0087884, Register's Office of said County.

This is an improved property commonly known as: 4744 Billingsgate Road, Antioch, TN 37013-2853

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7TH day of NOV, 2025.

Delores Howse
Delores Howse

State of TN)
County of DAVIDSON
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Delores Howse,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 7TH day of NOV, 2025.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD MY COMM. EXPIRES 1/25/26

Craig Lamont Beene
Craig Lamont Beene

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Craig Lamont Beene,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 4TH day of NOV, 2025

Notary Public

My Commission expires: 1/25/26

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11/7/2025 (date of document).

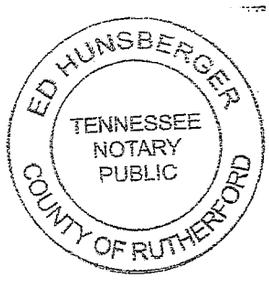
Affiant Signature

11/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 of NOV, 2025.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26