Karen Johnson Batch # 1438247 06/25/2026 01:21:39 PM Fees: $12.00 Taxes: $0.00 20260625-0057563 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Cynthia Diana Mears, Executrix Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2026. JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1/22/2030 Notary Public MY COMMISSION EXPIRES 1/22/2030 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendall David Mears	**SAME**	**142 02 0 009.00**
(NAME) **7109 River Park Court**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Betty Jean Mears, died on July 23, 2025. **Cynthia Diana Mears** was named as the Executrix in the Last Will and Testament of the late **Betty Jean Mears. Cynthia Diana Mears** was appointed Executrix of the **Estate of Betty Jean Mears** on August 26, 2025, by order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 25P-1695).

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Cynthia Diana Mears**, pursuant to the Last Will and Testament of **Betty Jean Mears** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Betty Jean Mears**, quitclaims, transfers, and conveys to **Wendall David Mears, a married person,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

BEING Lot No. 9, Cross Timbers, Section I, as of record in Book 3700, page 37, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 100 feet along the northern right of way of the Memphis-Bristol Highway, thence back between parallel lines measuring 200 feet each, to a dead line in the rear measuring 100 feet thereon.

BEING the same property conveyed to Boyd R. Bomar and wife, Janice H. Bomar by deed- from Dixie Lee Clark Stiltner of record in Book 4779, page 428, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wendall L. Mears and wife, Betty J. Mears, from Boyd R. Bomar and wife, Janice H. Bomar, by Warranty Deed dated June 21, 1977, of record in Book 5163, Page 481, Register's Office for Davidson County Tennessee. The said Wendall L. Mears having died on January 19, 2003, leaving Betty J. Mears as surviving tenant by the entirety. Further, the said Betty J. Mears and Betty Jean Mears were one in the same for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **7456 Highway 70, South, Nashville, TN 37221.**

Witness our hands, this 19th day of June 2026.

x Cynthia Diana Mears, Executrix
Cynthia Diana Mears,
Executrix of the Estate of Betty Jean Mears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CYNTHIA DIANA MEARS, EXECUTRIX** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of June, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030