Karen Johnson Davidson County
Batch # 1438247 DEEDQC
06/25/2026 01:21:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260625-0057564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiants

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

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

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 and Cynthia Diana Mears, Husband and Wife	**SAME**	**142 02 0 009.00**
(NAME) **7109 River Park Court**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Wendall David Mears, ("Grantor"),** by these presents do hereby remise, release, quitclaim, and convey all of my right, title and interest, unto **Wendall David Mears and Cynthia Diana Mears, husband and wife, ("Grantees"),** their successors and assigns, the intent of this deed being to transfer said property into the Grantees' names together as a married couple as a tenancy by the entireties, a certain tract or parcel of land, located in Davidson County, 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.

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.

Further being the same property conveyed to Wendall David Mears, from Cynthia Diana Mears, Executrix of the Estate of Betty Jean Mears, by Executor's Quitclaim Deed dated June 19, 2026, of record in Instrument No. 20260625-0057564 *Register's Office for Davidson County, Tennessee. The said Betty Jean Mears having died*

testate and her last will and testament having been admitted to probate in the Circuit Court for Davidson County, Tennessee, Docket No. 25P-1659 and letters testamentary having been granted to Cynthia Diana Mears as the Executrix.

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

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

Wendall David 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 **WENDALL DAVID MEARS** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he 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

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

Notary Public