Name and Address of New Owner:
Loretta Y. Cheairs
1056 Blue Mountain Lane
Nashville, TN 37013

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 135-14-0A-209.00-C

Karen Johnson Davidson County
Batch# 236203 DEEDQC
05/30/2019 09:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190530-0051072

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Holly S. Leach, "the Grantor," has this day quitclaimed unto **Loretta Y. Cheairs,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 209 on the Plan of Final Plat of Pinnacle Point Subdivision, Phase Five, of record in Book 8250, Page 842, as amended in Book 10890, page 215, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Loretta Y. Cheairs and Holly S. Leach as joint tenants with right of survivorship by W. Aaron Fortner as Trustee for Loretta Y. Cheairs f/k/a Loretta Y. Cheairs-Laury. Such interest was further conveyed from Loretta Y. Cheairs by Warranty Deed from W.L. Bainbridge, Inc., of Record at Book 11372, Page 876 and further interest awarded to Loretta Y. Cheairs-Laury free and clear of all claims of Vincent Laury, by Final Decree of Divorce in the matter of Loretta Y. Laury V. Vincent M. Laury, 8th Circuit Court for Davidson County, Tennessee at Nashville, Case No. 05D-1393, entered 05/22/2006, and filed of record at Instrument No. 20060620-0073802, Davidson County, Register of Deeds.

Subject to Master Deed, Declaration of Covenants, Conditions and Restrictions and Bylaws filed of record in Book 7032, page 730-777, and any and all existing easements, restrictions, zoning regulations and building setback lines of record in Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1056 Blue Mountain Lane, Antioch, TN 37013.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of May, 2019.

Holly S. Leach (SEAL)
Holly S. Leach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2019, before me personally appeared Holly S. Leach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2019.

DUSTIN RAY SPAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 2-12-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Annette Williams
(Affiant)

Sworn to and subscribed before me this
23rd day of May, 2019.

ANDREW MITCHELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 9/20/20
File No. 2019-100

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

