This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1300707 DEEDQC
07/22/2025 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250722-0057850

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 22nd day of July, 2025.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Naomi E. Cheairs Deborah J. Cheairs 1302 Hawkins St. Nashville, TN 37203	New Owner	093-13-0-303.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Naomi E. Cheairs and Deborah J. Cheairs, as heirs at law of Bruce Leroy Cheairs and Naomi E. Cheairs, individually** ("Grantor") do/does hereby quitclaim and convey unto **Naomi E. Cheairs and Deborah J. Cheairs, both unmarried, as joint tenants with right of survivorship** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of No. 9 on the plan of McCall Heirs Subdivision of Lots in Sigler's Plan, of record in Book 161, Page 61, Register's Office for said County. Said part of Lot No. 9 fronts 50 feet on the Northerly margin of Hawkins Street and extends back between Parallel lines 205 feet to an alley.

Being the same property originally conveyed to Leroy B. Cheairs, et ux Annie Belle Cheairs and Naomi E. Cheairs by deed from Ted C. Mooney and George Gianikas, of record in Book 5524, page 278, Register's Office for Davidson County, Tennessee.

On the 13th day of April, 1995 Leroy S. Cheairs conveyed all of his interest in the said acquired property to his daughter Deborah J. Cheairs by Quit claim Deed of record in Book 9644, page 931, R.0.D.C.

Being the same property conveyed to Leroy B. Cheairs, Annie Belle Cheairs and Naomi E. Cheairs by Quitclaim Deed from Deborah J. Cheairs (restoring Leroy B. Cheairs interest in said property), dated October 9, 1995, recorded November 29, 1995, of record in Book 9871, Page 661, Register's Office for Davidson County, Tennessee.

The said Annie Belle Cheairs died on October 23, 1993, leaving Leroy B. Cheairs and Naomi E. Cheairs as surviving tenants, Affidavit of Heirship for Annie Belle Cheairs of record in Instrument No. 202507220057844, Instrument No. 202507220057845, and Instrument No. 202507220057846, Register's Office for Davidson County,

Tennessee. The said Leroy B. Cheairs died of December 1, 2009, leaving Naomi E. Cheairs and Deborah J. Cheairs as his heirs at law. Affidavit of Heirship for Leroy B. Cheairs of record in Instrument No. 202507220057847, Instrument No. 202507220057848, and Instrument No. 202507220057849, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1302 Hawkins Street, Nashville, TN 37203.**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2025

GRANTOR:

Naomi E. Cheairs

Naomi E. Cheairs

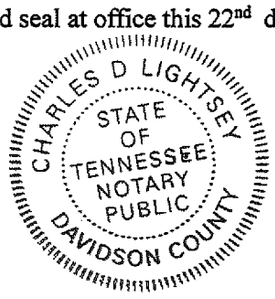
Deborah J. Cheairs

Deborah J. Cheairs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Naomi E. Cheairs and Deborah J. Cheairs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

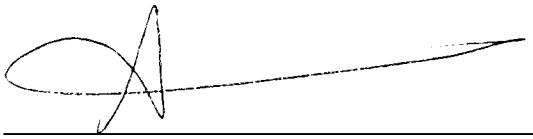
WITNESS my hand and seal at office this 22nd day of July, 2025.



Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/22/2025.



Affiant Signature

07/22/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/22/2025.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal