Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1366308 DEEDQC
01/06/2026 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0001128

Herbert Byars, Jr.

TO:

Herbert Byars, Jr., Trustee of the Herbert Byars, Jr., Revocable Living Trust dated January 6, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 6th day of January 2026, by and between **Herbert Byars, Jr., an unmarried man** ("Grantor"), and **Herbert Byars, Jr., Trustee of the Herbert Byars, Jr., Revocable Living Trust dated January 6, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 240 on the Plan of Forest View Park, Section 1, of record in Plat Book 3700, at pages 109 and 110, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Herbert Byars, Jr., and wife, Christine Delores Byars, by Warranty Deed from H. Wayne Daniel and wife, Deborah G. Daniel, dated October 30, 1992, and recorded on November 2, 1992, in Book 8772, Page 889, in the Register's Office for Davidson County, Tennessee. Christine Delores Byars passed away on August 30, 2020, leaving Herbert Byars, Jr., as the surviving tenant by the entirety and sole owner of the subject property.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is real property known as: **2654 Forest View Drive, Antioch, TN 37013.**

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Herbert Byars, Jr.
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Herbert Byars, Jr.**, named within, 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 and seal at office this the 6th day of January 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1·28·26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Herbert Byars, Jr., Trustee 2654 Forest View Drive Antioch, TN 37013	Same/Owner	2654 Forest View Drive Antioch, TN 37013 150-05-0-025.00

Certificate of Authenticity

I, Ariel Joaquin, 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 1.6.26.

Ariel Joaquin
Affiant Signature

1.6.26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of January 2026

Jennifer Wheeler
Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
Commission Expires 01-28-2026