Karen Johnson Davidson County
Batch # 1383885 DEEDQC
02/23/2026 08:11:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260223-0013891

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
The Loretta Y. Cheairs Revocable Trust 1056 Blue Mountain Lane Antioch, TN 37013	Same as New Owner	135-14-0A-209.00-C

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **LORETTA Y. CHEAIRS**, (the "**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE LORETTA Y. CHEAIRS REVOCABLE TRUST, under trust agreement dated February 9, 2026, as amended**, and their successors, heirs and assigns. The real estate is described as follows:

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 Quitclaim Deed from W. Aaron Foster as Trustee for Loretta Y. Cheairs f/k/a Loretta Y. Cheairs-Laury, of record in Instrument No. 20170221-0017273, Register's Office for Davidson County, Tennessee. 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.

Being the same property conveyed to Loretta Y. Cheairs by Quitclaim Deed from Holly S. Leach, dated September 16, 2019, recorded May 30, 2019, of record in Instrument No. 20190530-0051072, corrected by Scriveners Affidavit of record in Instrument No. 20200102-0002466, in the Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 9th day of February, 2026.

Loretta Y. Cheairs
Affiant

Covington D. Horan
Notary Public

My Commission Expires: _____

COVINGTON D. HORAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-10-2029

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 9th day of February, 2026.

Loretta Y. Cheairs
LORETTA Y. CHEAIRS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LORETTA Y. CHEAIRS**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of February, 2026.

Covington D. Horan
Notary Public

My Commission Expires: _____

COVINGTON D. HORAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-10-2029