This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25053-AP

Karen Johnson Davidson County
Batch# 1409831 DEEDQC
04/22/2026 11:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260422-0033316

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

Subscribed and sworn to before me, this the 22nd day of April, 2026.

Notary Public
My Commission Expires: 11-8-2026

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Naomi E. Cheairs 1305 Hawkins St. Nashville, TN 37203	New Owner	093-13-0-303

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, both unmarried** ("Grantor") do/does hereby quitclaim and convey unto **Naomi E. Cheairs, an unmarried woman** ("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 Davidson 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 conveyed to Naomi E. Cheairs and Deborah J. Cheairs, both unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Naomi E. Cheairs and Deborah J. Cheairs, as heirs at law of Bruce Leroy Cheairs and Naomi E. Cheairs, individually, dated July 22, 2025, recorded July 22, 2025, of record in Instrument No. 20250722-0057850, 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 April, 2026

.

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.

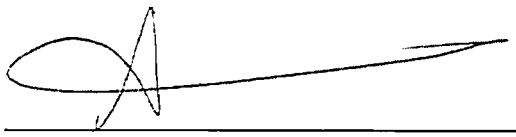
WITNESS my hand and seal at office this 22nd day of April, 2026.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

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 04-22-2026.

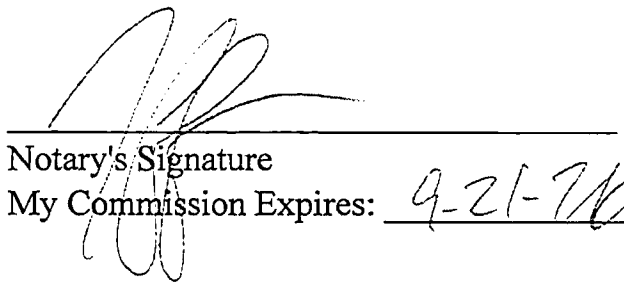


Affiant Signature — Date: 04-22-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04-22-2026.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal