

Kirby Waddell Yost

Shareholder



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I focus on the specific circumstances of each transaction, learn what the client's end goal is, then find a way to get there, whether it's a simple path or a more creative journey.

Kirby Yost counsels developers and businesses on a wide variety of matters, including real estate acquisition and financing, retail and office leasing, land use, zoning, and other property issues. She often works with clients in the due diligence phase of acquisitions, performing title and survey review, handling environmental matters, and advising on land use. Kirby has led clients through development deals, ranging from small purchases or sales to multimillion-dollar transactions. She represents both landlords and tenants in lease drafting and negotiations. Her clients are usually developers for retail, office, or mixed-use properties. She has also worked with a metropolitan airport for years on real property and other business matters.

Clients appreciate her level of responsiveness as well as her big-picture, practical business approach. She provides tailored legal advice for each situation. Kirby regularly attends trade conferences to remain up-to-date and guides clients through the ever-evolving nuances and challenges that impact real property, including legislative or regulatory updates, like the recent opportunity zone proposals and regulations, and other industry changes that may affect property owners and developers, such as changes in the insurance industry.

Experience

Led the representation of Perimeter Properties and Pipe Properties in the donation and private sale of land for the new Chattanooga Lookouts Stadium and surrounding mixed use development, overseeing the negotiation and coordination of over 40 agreements and establishing the foundation for the stadium and future development projects

Associations

Professional

- CCIM, Southeast Chapter

Services

- Business
- Chambliss Startup Group
- Charitable and Public Purpose Organizations
- Commercial Contracts
- Commercial Lending and Financial Transactions
- Corporate Governance and Risk Management
- Financial Institutions
- Real Estate

Industries

- Aviation
- Charitable and Public Purpose Organizations
- Manufacturing
- Real Estate
- Startups and Emerging Companies
- Transportation and Logistics

Admissions

- Tennessee

Education

- J.D., The University of Tennessee College of Law, magna cum laude, 2011

- Airports Council International
- International Council of Shopping Centers

Bar Associations

- Chattanooga Bar Association, Young Lawyers Division
- Chattanooga Bar Association, Young Lawyers Division Volunteer of the Year Award, 2014
- Tennessee Bar Association, Real Estate Section Executive Committee
- Tennessee Bar Association, Mentor
- Tennessee Bar Association, Leadership Law Program, Alumni
- American Bar Association

Noteworthy

- Chambers USA – Real Estate, Up and Coming, 2024
- *Best Lawyers in America*, Land Use and Zoning Law, Real Estate Law, 2024-2025
- *Mid-South Super Lawyers*, Mid-South Rising Stars, Business/Corporate, 2021-2024
- *Best Lawyers in America*: Ones to Watch, Land Use and Zoning Law, Real Estate Law, and Transportation Law, 2022-2023
- Leadership Chattanooga, 2016 Class
- Order of the Coif, University of Tennessee College of Law
- Chancellor's Honors Scholar, University of Tennessee, 2007
- Pi Kappa Phi National Honor Society

Community

- Chattanooga State Dinner of Firsts 2025, Planning Committee
- American Heart Association Heart Ball Executive Leadership Team
- American Heart Association Leaders of Impact, Attorneys with Heart Committee
- University of Chattanooga Foundation, Advisory Committee
- Charles H. Coolidge Medal of Honor Heritage Center, Annual Fundraiser Committee
- Boys & Girls Club of Chattanooga, Board of Directors
- Reflection Riding Arboretum & Nature Center, Board of Trustees, Secretary
- Rotary Club of Chattanooga, Board Member, Vice President
- Creative Discovery Museum, Amuseum Sponsorship Committee
- Leadership Chattanooga Alumni Association

Sidebar

Kirby is full of energy and drive. She is always on the go and doing something to help others. Very active in the community, Kirby plans special events and volunteers for numerous charitable organizations. In her free time, she enjoys time at home with her husband, Jake, and their three sons. Kirby seeks to maintain an active lifestyle outside of work, and she and her family like to participate in all the events Chattanooga offers (especially cheering on the Mocs) and traveling whenever possible.

- B.A., The University of Tennessee, summa cum laude, 2007