Karen Johnson Davidson County
Batch# 1180930 DEEDQC
09/12/2024 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240912-0070455

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Indexing Instructions:	Send Tax Bills To:
2017B TN Trust **5800 White Oak Drive** **Nashville, TN 37215**	**117-03-0-127.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LETICIA T. LUSK** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **2017B TN TRUST U/T/A DATED SEPTEMBER 10, 2024** (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title, and interest in that certain tract or parcel of land in Davidson, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Being Lot No. 1 of Resubdivision of Lot 10 Sharondale Heights and Plat of record in Instrument No. 20080715-0072487, as revised in Instrument No. 20090616-0055941, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to LETICIA T. LUSK, by deed from CHALRES LUSK AND LETICIA LUSK, husband and wife, of record in Instrument Number 20240912-0070247, Register's Office for Davidson County, Tennessee.

This is improved property known as 2800 White Oak Drive, Nashville, Davidson County, Tennessee 37215.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 10 day of September, 2024.

GRANTOR:

Leticia T. Lusk

LETICIA T. LUSK

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **LETICIA T. LUSK**, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of September, 2024.

Notary Public

TRAVIS L. STARKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

My Commission Expires: November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 10 day of September, 2024.

M. Catherine Clearwater
NOTARY PUBLIC

M. CATHERINE CLEARWATER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 6-25

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 September 10, 2024.

Affiant Signature

September 11, 2024
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 11th day of September, 2024.

Notary Public

My Commission Expires:

