Karen Johnson Davidson County
Batch# 1220901 DEEDQC
12/27/2024 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241227-0100507

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 24100010

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF Dec., 2024.

NOTARY PUBLIC

My Commission expires: 2-5-2025

Address of New Owner	Send Tax Bills To:	Tax Information:
Steven Lucey and Kelly Lucey, Co-Trustees of The Steven and Kelly Lucey Family Trust 338 Temmera Lane Glendor, CA 91740	Same	162-03-0-297.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 23 day of DEC, 2024, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Steven Lucey and Kelly Lucey, Husband and Wife,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **Steven Lucey and Kelly Lucey, Co-Trustees of The Steven and Kelly Lucey Family Trust, dated June 1, 2018,** Grantee, their successors in trust, heirs and assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Haywood Hills, Section 3, of record in Book 4460, Pages 164 and 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Steve Lucey and Kelly Lucey, Husband and Wife, by Warranty Deed from Gina Laura Kimble and David Wayne Eady and Mark Scott Eady dated 12/04/2024 and recorded on 12/05/2024 in Instrument No. 20241205-0094660, Register's Office for Davidson County, Tennessee.

*Steven Lucey and Steve Lucey is one and the same person.

This is improved property known as:
604 Tuscarora Court, Antioch, TN 37013

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Steven Lucey and Kelly Lucey** have caused this instrument to be executed, this the 23rd day of December, 2024.

Steven Lucey

Kelly Lucey

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Steven Lucey and Kelly Lucey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 23rd day of December, 2024.

LILLIAN M. HEFLIN
COMM. # 2440641
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. APR. 2, 2027

NOTARY PUBLIC
My Commission expires: 4/2/2027

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 12/23/2024 (date of document).

L. Broner McCoy
Date: 12/27/2024

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 27th day of Dec., 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY