Karen Johnson Davidson County
Batch# 1362640 DEEDQC
12/30/2025 08:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251230-0103233

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

TINA LUSK
705 DOVER GLEN DRIVE
ANTIOCH, TN 37013

**OWNER (SEND TAX BILLS TO):**

TINA LUSK
705 DOVER GLEN DRIVE
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TINA LUSK, who acquired title as TINA L. COX, an unmarried woman (herein, "Grantor"), whose address is 705 Dover Glen Drive, Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to TINA LUSK, an unmarried woman (herein, "Grantee"), whose address is 705 Dover Glen Drive, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 705 Dover Glen Drive, Antioch, TN 37013

***No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.***

WITNESS my hand and seal this 19th day of December, 2025

PIN NO: 149-070A-00700

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

**GRANTOR:**

Tina Lusk, who acquired title as Tina L. Cox

TINA LUSK, who acquired title as TINA L. COX

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TINA LUSK, who acquired title as TINA L. COX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

**OATH OF CONSIDERATION**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

**Grantee:**

Grantee signature: Tina Lusk

TINA LUSK

Subscribed and sworn to under oath before me, this 19th day of December, 2025 by TINA LUSK.

[Affix Notary Seal]

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/08/2028

**EXHIBIT A**

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Chelsea Village, of record in Book 7900, Pages 119-121, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate legal description thereof.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20060612-0069689 on June 12, 2006.

**PIN NO:** 149-070A-00700

**STREET ADDRESS:** 705 Dover Glen Drive, Antioch, TN 37013

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**Tennessee Certification of Electronic Document**

I, Edwin Mosso, 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 12/19/25 (date of document).

Affiant Signature

12/23/25
Date

State of NEW YORK

County of NEW YORK

Sworn to and subscribed before me this 23 day of DECEMBER, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/5/26

NOTARY'S SEAL

CHARLENE GORDON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GO6370571
Qualified in Kings County
Commission Expires February 5, 2026