Karen Johnson Davidson County
Batch# 1468924 DEEDQC
09/04/2026 01:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260904-0082629

Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ26665541R

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ALEXIS COSE	ALEXIS COSEY	070-02-0-103-00
608 TOSHAS CT NASHVILLE, TN 37218	608 TOSHAS CT NASHVILLE, TN 37218	

Executed this 26 day of August 2026

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **GREG COSEY AND ALEXIS COSEY**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **ALEXIS COSEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property known as, 608 TOSHAS CT, NASHVILLE, TN 37218
This instrument was prepared without the benefit of a title examination.

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.

Witness my hand this 26 day of August, 2026.

GREG COSEY

STATE OF Texas

COUNTY OF Tarrant

Before me, Flora I. Releford, Notary Public of the state and county mentioned, personally appeared **GREG COSEY**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

FLORA I RELEFORD
Notary ID #124272508
My Commission Expires
July 16, 2030

Notary Public
Printed Name: Flora I. Releford
My Commission Expires: 07/16/2030

OATH OF VALUE CONSIDERATION

STATE OF Texas
COUNTY OF Tarrant

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 21st day of August, 2026.

Notary Public
My commission expires: 07/16/2030

(seal)

FLORA I RELEFORD
Notary ID #124272508
My Commission Expires
July 16, 2030

Witness my hand this 26th day of August, 20 26.

Alexis Cosey
ALEXIS COSEY

STATE OF Tennessee

COUNTY OF Davidson.

Before me, Heather M. Childs of the state and county mentioned, personally appeared **ALEXIS COSEY**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

HEATHER M CHILDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Heather M. Childs
My Commission Expires: 11/05/2029

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Alexis Cosey
Affiant

Sworn to and subscribed before me, this the 27th day of August, 20 26.

Notary Public
My commission expires: 11/05/2029

(seal)

HEATHER M CHILDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"
Legal Description

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING ALL OF LOT NO. 8, TOSHA'S COURT, SECTION 3. AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 9700, PAGE 60, OF THE REGISTER'S OFFICE FO RUTHERFORD COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHT-OF-WAY FOR PUBLIC UTILITIES OF RECORD.

BEING THE SAME PREMISES CONVEYED UNTO GREG COSEY AND ALEXIS COSEY, HUSBAND AND WIFE , BY VIRTUE OF WARRANTY DEED FROM AUDIE J. JOHNSON, PRESIDENT OF CARDINAL CONSTRUCTION COMPANY, A STATE OF TENNESSEE CORPORATION, DATED AUGUST 26, 1996, RECORDED SEPTEMBER 4, 1996, IN BOOK: 10177 AND PAGE: 75; INSTRUMENT: 0220955.

PARCEL ID: 070-02-0-103-00

Tennessee Certification of Electronic Document

I, Kathleen Smith, 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 8/26/26 (date of document).

Affiant Signature

9/1/26
Date

State of PA

County of Bucks

Sworn to and subscribed before me this 1st day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries