This Instrument prepared by and after recording return to:

Marshall T. Cook, Esq.
Bone McAllester Norton PLLC
100 Bluegrass Commons Blvd
Hendersonville, Tennessee 37075

Karen Y Johnson Davidson County
Batch# 179998 DEEDQC
01/03/2019 08:39:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190103-0000539

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
T&J Properties, LLC **1114 Watkins Creek Dr.** **Franklin, TN 37067-7833**	**Map: 103-07** **Parcel: 023**	**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, **TIFFANY A. CAINE f/k/a TIFFANY A. STUDE** ("Grantor") has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **T&J PROPERTIES, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 70, on the Plan of Richland Meadows, Section One, of record in Book 2083, Page 40, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Steven M. Eussen, unmarried, by Warranty Deed from Samuel M. Ballesteros and wife, Cheryl L. Ballesteros, of record in Instrument No. 20021206-0150759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tiffany A. Stude, unmarried, by Warranty Deed dated August 11, 2009, and executed by Steven M. Eussen, an unmarried man, and recorded as Instrument #20090811-0075621, Register's Office for Davidson County, Tennessee.

This is improved property known as 5407 Oakmont Circle, Nashville, Davidson County, Tennessee 37209.

The Property is conveyed subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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.

In witness whereof, Grantor has caused this instrument to be dated and effective this 17th day of December, 2018.

GRANTOR:

Tiffany A. Caine f/k/a Tiffany A. Stude

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared TIFFANY A. CAINE, 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 they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of December, 2018.

Notary Public

PATRICE ARDERY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-21-2020

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 17th day of December, 2018.

NOTARY PUBLIC

My Commission Expires:

PATRICE ARDERY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-21-2020