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 4 pgs
Fees: $22.00 Taxes: $0.00
20190103-0000540

# QUITCLAIM DEED

| Name and Address of New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **T&J Properties, LLC**<br>**1114 Watkins Creek Dr.**<br>**Franklin, TN 37067-7833** | **103 06 0 074.00** | **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, **TIFFANY CAINE AND JAY CAINE, WIFE AND HUSBAND** (collectively "Grantors") have bargained and sold, and by these presents hereby transfer, release, relinquish, quitclaim and convey unto **T&J PROPERTIES, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of Grantors' 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. 9, Section 1, Richland Meadows, as of record in Book 2083, Page 40, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the south side of Meadowcrest Road, and extends back 173 feet on the west line and 156.3 feet on the east line, to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to Douglass Allen Schmittou, one-half (1/2) interest, and Robert L. Schmittou, one-half (1/2) interest, by Affidavit of Heirship, dated 01/17/2017, of record in Instrument No. 20170117-0004788, said Register's Office.

Being the same property conveyed to Harry D. Schmittou and wife, Rosalie Schmittou, by deed from John B. Jackson and wife, Hattie S. Jackson, dated 09/08/1969, of record in Book 4363, Page 674, said Register's Office. The said Rosalie Schmittou, widow, died intestate on 4/15/2016, her husband, Harry D. Schmittou having predeceased her.

Being the same property conveyed to Tiffany Caine and Jay Caine, wife and husband, by Warranty Deed dated 08/09/2018, and executed by Douglas Allen Schmittou, an unmarried man, and Robert L. Schmittou, an unmarried man, recorded as Instrument #20180809-0078679, Register's Office for Davidson County, Tennessee.

This is improved property known as 5509 Meadowcrest Lane, 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, Grantors have caused this instrument to be dated and effective this 17th day of December, 2018.

**GRANTORS:**

Tiffany Caine

Jay Caine

STATE OF TENNESSEE )
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared TIFFANY 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 18th day of December, 2018.

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE )
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JAY 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 18th day of December, 2018.

Notary Public

My Commission Expires:

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

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 18th day of December, 2018.

NOTARY PUBLIC

My Commission Expires:

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