Karen Johnson Davidson County
Batch# 612897 DEEDQC
04/12/2021 02:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210412-0048375

This Instrument prepared by and after recording return to:

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

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**	**103 02 0 191.00**	**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 in Exhibit A.

Being the same property conveyed to Tiffany A. Caine and Jeffery J. Caine, wife and husband, by Warranty Deed dated 08/14/2020, and executed by Raymond D. Covington and Wife, Patricia F. Covington, recorded as Instrument #20200817-0091185, Register's Office for Davidson County, Tennessee.

This is improved property known as 5615 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 9th day of April, 2021.

GRANTORS:

Tiffany A. Caine

Jeffrey J. Caine

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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 9th day of April, 2021.

Notary Public

My Commission Expires: March 25, 2025

AMANDA C MATACALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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 9th day of April, 2021.

Notary Public

My Commission Expires: March 25, 2025

AMANDA C MATACALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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 9th day of April, 2021.

NOTARY PUBLIC

AMANDA C MATACALE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: March 25, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 120, as shown on the map entitled the Plan of Richland Meadows, Section 2, of record in Book 2083, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT F. BROWN AND WIFE, JEWELL H. BROWN, by deed from DONNA LONG TEMPLE AND CYNTHIA LONG CARNEY, HEIRS OF EUGENE R. LONG AND WIFE, ILA MAE CURTIS LONG, of record in Instrument No. 20020603-0066730, dated May 28, 2002, said Register's Office. Being further conveyed to ROBERT F. BROWN AND WIFE, JEWELL H. BROWN AND RAYMOND D. COVINGTON, JR. AND WIFE, PATRICIA COVINGTON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20030918-0138340, dated May 30, 2002, said Register's Office. RAYMOND DONALD COVINGTON AND PATRICIA FAYE COVINGTON further conveyed their interests to in COVINGTON REVOCABLE TRUST of record in Instrument No. 20060509-0054164, dated February 14, 2006, said Register's Office. The said Robert F. Brown having since died leaving Jewell H. Brown the surviving tenant by the entirety. Being further conveyed to JEWEL H. BROWN, UNMARRIED, A ONE HALF UNDIVIDED INTEREST AND RAYMOND D. COVINGTON AND WIFE, PATRICIA F. COVINGTON, A ONE HALF UNDIVIDED INTEREST, by quitclaim deed from RAYMOND DONALD COVINGTON AND PATRICIA FAYE COVINGTON, TRUSTEES OF THE COVINGTON REVOCABLE TRUST, AS TO ONE-HALF UNDIVIDED INTEREST AND JEWELL H. BROWN, UNMARRIED, AS TO A ONE-HALF UNDIVIDED INTEREST of record in Instrument No. 20100929-0077597, dated September 29, 2010, said Register's Office. Being further conveyed to RAYMOND D. COVINGTON AND WIFE, PATRICIA F. COVINGTON, by quitclaim deed from JEWELL H. BROWN, UNMARRIED, of record in Instrument No. 20161020-0110907, dated October 19, 2016, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 2083, page 72; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Marshall T. Cook, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, Christina Baker, a notary public for this county and state, Marshall T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/24/24.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY