Karen Johnson Davidson County
Batch# 722124 DEEDQC
09/23/2021 09:19:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210923-0127825

Prepared By and After Recording Return to:
BRIDGEHOUSE TITLE, LLC
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-14-2023	STATE OF TENNESSEE COUNTY OF WILLIAMSON I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is 00.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale. Affiant This 12th day of September, 2021. Notary Public My Commission Expires:

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Tiffany Alexandra Caine 1114 Watkins Creek Drive Franklin, TN 37067	New Owner	103 06 0 074.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **T & J Properties, LLC, a Tennessee limited liability company,** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **Tiffany Alexandra Caine and Jeffery Jay Caine, wife and husband** (hereinafter referred to as "**GRANTEES**") their heirs and assigns, in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 9, Section I, Richland Meadows, as of record in Book 2083, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

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 Tiffany Caine and Jay Caine, wife and husband, by Warranty Deed from Douglas Allen Schmittou, an unmarried man, and Robert L. Schmittou, an unmarried man, dated July 30, 2018, of record in Instrument No. 20180809-0078679, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to T & J Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Tiffany Caine and Jay Caine, wife and husband, dated December 17, 2018, of record in Instrument No. 20190103-0000540, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5509 Meadowcrest Lane, Nashville, TN 37209.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 17th day of September, 2021.

T & J Properties, LLC

By: Tiffany Caine
Its: Member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Tiffany Caine, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Member for T & J Properties, LLC, the within named bargainor, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of T & J Properties, LLC, the within named bargainor by the said Tiffany Caine as Member.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of September, 2021.

Notary Public

My Commission Expires:

