Karen Johnson Davidson County
Batch# 835147 DEEDQC
04/06/2022 09:30:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220406-0039604

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 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 30 day of March, 2022 Notary Public My Commission Expires: 11-3-25	
ADDRESS OF NEW OWNERS: **T & J Properties, LLC** 1114 Watkins Creek Drive Franklin, TN 37067	**SEND TAX BILLS TO:** New Owner	**MAP/PARCEL:** 103 06 0 074.00

TAMMY L. CAREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-3-2025

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Tiffany Alexandra Caine and Jeffery Jay Caine, wife and husband,** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **T & J Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as "**GRANTEE**") its 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. And being the same property conveyed to Tiffany Alexandra Caine and Jeffery Jay Caine, wife and husband, by Quitclaim Deed from T & J Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20210923-0127825, 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 30th day of March, 2022.

Tiffany Alexandra Caine

Jeffery Jay Caine

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **TIFFANY ALEXANDRA CAINE AND JEFFERY JAY CAINE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this day of March, 2022.

Notary Public

My Commission Expires: 3-2

TAMMY L. CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025