Address New Owner.	Map-Parcel Numbers:	Send Tax Bills To:
Christopher Walker Cain and Heather Bennett Cain, Co-Trustees 118 Taggart Ave. Nashville, TN 37205	**130 05 0 079.00**	**SAME**

Karen Johnson Davidson County
Batch# 1037217 DEEDQC
08/11/2023 09 02.13 AM 3 pgs
Fees $17 00 Taxes $0 00

20230811-0062304

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Christopher W. Cain and wife, Heather B. Cain, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Christopher Walker Cain and Heather Bennett Cain, Co-Trustees of the Cain Family Revocable Trust dated August 2, 2023** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **118 Taggart Ave., Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 2nd day of August, 2023

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires 7.7.25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 2nd day of August, 2023.

CHRISTOPHER W. CAIN

HEATHER B. CAIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher W. Cain and Heather B. Cain**, 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 2nd day of August, 2023

Notary Public

My Commission Expires:
7-7-25

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Lot(s) No. 8 in Block "G", as shown on the map entitled the 2nd Revised Plan of Highland of Belle Meade No. 2, of record in Plat Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

BEING the same property conveyed to Christopher W. Cain and wife, Heather B Cain (as tenants by the entirety) from Linda Page (f/k/a Linda McGaughey), Trustee of the Linda Page Family Trust dated September 18, 1990, a California Trust, (f/k/a The Linda McGaughey Family Trust dated September 18, 1990, A California Trust), by warranty deed filed for record on August 19, 2015, Instrument Number 20150819-0083451, as of record in the Register's Office for Davidson County, Tennessee.