AFTER RECORDING RETURN TO:
MetLife Legal Plans Deeds
8940 Main Street, Suite 2
Clarence, NY 14031
File No. Tavy Lawrence Cain Jr.

Karen Johnson Davidson County
Batch# 1173262 DEEDQC
08/22/2024 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240822-0064642

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 181-10-A-236.00

QUITCLAIM DEED

THIS DEED made and entered into on this 8th day of August, 2024, by and between **Tavy L. Cain, Jr., a single man**, whose address is 7229 Autumn Crossing Way, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Tavy Lawrence Cain Jr., as Trustee of the Tavy Lawrence Cain Jr. Revocable Living Trust dated July 22, 2024**, whose address is 7229 Autumn Crossing Way, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

Being Lot No. 701 on the Plan of Final Plat Phase Seven Autumn Oaks Subdivision of record in Instrument No. 20050725-0086194; Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property commonly known as: 7229 Autumn Crossing Way, Brentwood, TN 37027

Being the same property conveyed to the Grantor(s) in a Deed recorded on 06/04/2018 under Document Number: 20180604-0052833 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Tavy L. Cain, Jr.

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Tavy L. Cain, Jr.**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 8 day of AUGUST, 2024.

Notary Public
My Commission expires: 6-20-2027

VON RICHCREEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Tavy L. Cain Jr

STATE OF TN
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8 day of AUGUST, 2024.

Notary Public
My Commission Expires: 6-20-2027

VON RICHCREEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Name and address for person(s) responsible for taxes:
Tavy Lawrence Cain Jr., as Trustee of the Tavy Lawrence Cain Jr. Revocable Living Trust dated July 22, 2024
7229 Autumn Crossing Way
Brentwood, TN 37027

Name and address of property owner:
Tavy Lawrence Cain Jr., as Trustee of the Tavy Lawrence Cain Jr. Revocable Living Trust dated July 22, 2024
7229 Autumn Crossing Way
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Frank P. Dec, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/08/2024 (date of document).

Affiant Signature

08/22/2024
Date

State of New York

County of Erie

Sworn to and subscribed before me this 22 day of AUGUST, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/6/2025

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025