Karen Johnson Davidson County
Batch# 1200510 DEEDQC
11/01/2024 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241101-0085185

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

James L. Cain, Sr.
AFFIANT

Subscribed and sworn to before me on this day, November 1, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2027

New Owner Address:
Cain Family Trust
4569 Winfield Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
147 12 0 083.00

QUITCLAIM DEED

James L. Cain (Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Cain Family Trust, dated November 1, 2024** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Patricia Ann Cain**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 1, 2024**.

James L. Cain

Patricia Ann Cain

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **James L. Cain, and Patricia Ann Cain**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 1, 2024.

Notary Public

My Commission Expires: _____



EXHIBIT A

Lot No. 5 on the Map of Tom C. Lamb Subdivision, Section 4, as of record in Plat Book 5060, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James L. Cain from Patricia Cain by deed of record in Book 11635, Page 284 Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 November 1, 2024.

Affiant Signature

11/1/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 1, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027