PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1294649 DEEDQC
07/08/2025 01:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250708-0053666

Name and address of owners:	Send tax bills to:	Map Parcel Number:
James Edward Thien and Amy Lorayne Thien, Trustees 907 Grapevine Lane Nashville, TN 37221	James Edward Thien and Amy Lorayne Thien, Trustees 907 Grapevine Lane Nashville, TN 37221	051 06 0C 003.00

QUITCLAIM DEED

WHEREAS, Jim Thien, a/k/a James Edward Thien, and Amy Thien, a/k/a Amy Lorayne Thien, acquired the property more particularly described herein by Warranty Deed dated January 27, 2023 from Townhomes on Graycroft, GP, a Tennessee general partnership, recorded January 31, 2023 as Instrument Number 20230131-0007063 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Jim Thien and Amy Thien desire to make this Quitclaim Deed and cause it to be recorded in said Register's Records.

NOW, THEREFORE, JIM THIEN and AMY THIEN ("Grantors") quitclaim to JAMES EDWARD THIEN and AMY LORAYNE THIEN, TRUSTEES OF THE JAMES AND AMY THIEN COMMUNITY PROPERTY TRUST dated June 18, 2025 ("Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

Lying and being in Davidson County, Tennessee, being Unit No. 3, The Yarra, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210408-0046599 and amended in Instrument No. 20211104-0147768, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed by Warranty Deed dated January 27, 2023 from Townhomes on Graycroft, GP, a Tennessee general partnership, to Jim Thien and Amy Thien, recorded January 31, 2023 as Instrument No. 20230131-0007063 in the Register's Office of Davidson County, Tennessee.

Being improved property known as 1514 Yarra Street, Madison, TN 37115.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this deed as of the 3 day of July, 2025.

GRANTORS:

Jim Thien

Amy Thien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Jim Thien, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of July, 2025.

Notary Pubic

Commission Expires: 11/08/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Amy Thien, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of July, 2025.

Notary Pubic

Commission Expires: 11/08/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

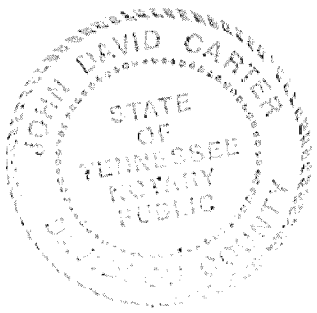
I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Printed Name: James Thun
Trustee / Grantee

Sworn to and subscribed before me this
3rd day of July, 2025.

Notary Public

Commission Expires: 11/08/2027



Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 7/3/25 (date of document).

Affiant Signature

7/8/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL

