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# 1294652 DEEDQC
07/08/2025 01:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250708-0053669

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	155 16 0A 345.00

QUITCLAIM DEED

WHEREAS, James Thien, a/k/a James Edward Thien, acquired the property more particularly described herein by Warranty Deed dated September 19, 2005 from Cendant Mobility Relocation Company, a Delaware corporation, f/k/a Government Financial Services Corporation, recorded September 26, 2005 as Instrument Number 20050926-0115590 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, by Quitclaim Deed dated July 9, 2020, James Thien conveyed said property to himself and his wife, Amy Thien, a/k/a Amy Lorayne Thien, said deed recorded July 10, 2020 as Instrument Number 20200710-0075606 in said Register's Office; and

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

NOW, THEREFORE, JAMES 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 Lot No. 71 on the Plan of Traceside, Section Nine, as of record as Instrument No. 20000103-0000455, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.
>
> Being the same property conveyed by Warranty Deed dated September 19, 2005 from Cendant Mobility Relocation Company, a Delaware corporation, f/k/a Cendant Mobility Government Financial Services Corporation, recorded September 26, 2005 as Instrument Number 20050926-0115590 in the Register's Office of Davidson County, Tennessee, and being the same property conveyed by Quitclaim Deed dated July 9, 2020 from James Thien to James Thien and wife, Amy Thien, recorded July 10, 2020 as Instrument Number 20200710-0075606 in said Register's Office.

Being improved property known as 7052 Meadow Ridge Circle, Nashville, TN 37221.

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.

JOHN DAVID CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTORS:

James Thien

Amy Thien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared James 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

JOHN DAVID CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Tilton
Trustee / Grantee

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

Notary Public

Commission Expires: 11/08/2027

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4911-3967-2400v.1

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

