Karen Johnson
Batch # 1349953
11/24/2025 08 48 10 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251124-0093456

THIS INSTRUMENT WAS PREPARED BY:

EMILY C. GREEN, BPR #033317
JONES, GREEN, & TACKETT LAW, PLLC
110 West Sixth Avenue, Springfield, TN 37172
(615) 667-1073 *office* | (615) 433-5103 *fax*
Emily.Green@JGTLegal.com

(From Information Supplied: No Title Examination)

State of Tennessee)
County of Robertson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF November, 2025.

NOTARY PUBLIC

05/09/2026
My Commission Expires

KRISTY CHARLES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-09-2026
DAVIDSON COUNTY

QUIT CLAIM DEED

ADDRESS OF NEW OWNER(S)
Mark & Amanda Cain
5321 Roy Holman Road
Springfield, TN 37172

SEND TAX BILLS TO:
Same

MAP/PARCEL:
44 – 1 -21

FOR AND IN CONSIDERATION of One Dollars ($1.00) Cash in hand paid, the receipt of which is hereby acknowledged, the undersigned **MARK EDWARD CAIN and JONATHAN EDWIN CAIN,** convey and quitclaims unto **MARK EDWARD CAIN and AMANDA CAIN,** husband and wife, any and all of their right, title and interest, marital or otherwise, in and to the following described real property of record in Instrument Number 20180904-0087489, Register's Office for Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the southeasterly 71.4 feet fronts and 14 7. 74. feet rear of Lot 46 on the unrecorded Map of Scenic View Subdivision, being designated as Lot "X" on the unrecorded sub-division of certain lots in said plan and described according to a survey thereof made August 17, 1959. Said Lot No.

"X" begins at a point in the southwesterly margin of Keeton Avenue, 50.8 feet southeast from the common corner of Lots 48 and 49; thence along the margin of said Avenue, south 46 deg. 1 O' east 71.4 feet to a point at the original southeast corner of Lot 49; thence along the line of the same, south 38 deg. 20' west 61.4 feet; south 11 deg. 18' west 129 feet to the corner of Lots 66 and 49, thence with the line between said lots, north 46 deg 29' west 147.74 feet to a point; thence north 43 deg. 52' east 170.08 feet to the point of beginning.

Being the same property conveyed to Betty Jean Hudgens and husband, Kenneth D. Hudgens by Quitclaim Deed from George V. De Moss, Trustee, of record in Book 5586, Page 56, Register's Office for Davidson County, Tennessee. Betty Jean Hudgens having died on December 9, 2015.

Being the same property conveyed to Mark Edward Cain, John Scott Cain, and Jonathan Edwin Cain, as tenants in common with right of survivorship, by Warranty Deed from Kenneth D. Hudgens, of record in Instrument Number 20180904-0087489, Register's Office for Davidson County, TN.

John Scott Cain having died on June 17, 2025, said property passed to Mark Edward Cain and Jonathan Edwin Cain as tenants in common with right of survivorship.

This is improved property known as 342 Keeton Ave, Old Hickory, Tennessee 37138.

And now, **MARK EDWARD CAIN and JONATHAN EDWIN CAIN**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaims and conveys all property interest unto **MARK EDWARD CAIN and AMANDA CAIN,** husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantors have hereunto set their hands.

MARK EDWARD CAIN

STATE OF TENNESSEE)
COUNTY OF Robertson **)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK EDWARD CAIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained. **WITNESS** my hand and official seal this 5 day of November 2025.

Kristy Charles — 05/09/2026

NOTARY PUBLIC — **My Commission Expires**

KRISTY CHARLES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-09-2026
DAVIDSON COUNTY

JONATHAN EDWIN CAIN

STATE OF TENNESSEE)
COUNTY OF Robertson **)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN EDWIN CAIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained. **WITNESS** my hand and official seal this 5 day of November 2025.

Kristy Charles — 05/09/2026

NOTARY PUBLIC — **My Commission Expires**

KRISTY CHARLES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-09-2026
DAVIDSON COUNTY