Karen Johnson Davidson County
Batch # 1464812 DEEDQC
08/27/2026 08:30:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260827-0079500

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mail

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

QUITCLAIM DEED

From: T & J PROPERTIES, LLC

To: TIFFANY A. CAINE

This instrument prepared by:
Madeline Cassetty, Esq.
325 Bridge Street, Ste. A
Franklin, Tennessee 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED
PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Tiffany A. Caine PO Box 4 Arrington, TN 37014	Tiffany A. Caine PO Box 4 Arrington, TN 37014	Map/Parcel No. 103 02 0 191.00

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and in accordance with the terms and conditions of the *Marital Dissolution Agreement* executed on June 17, 2026, in that certain case styled, Tiffany A. Caine v. Jeffery Jay Caine, Chancery Court of Williamson County, Tennessee, Case No. 25CV-54790, T & J Properties, LLC, a Tennessee limited liability company (the "Grantor") by these presents hereby assigns and quitclaims unto Tiffany A. Caine (the "Grantee"), her heirs, successors, and assigns, all of Grantor's right, title and interest in and to certain land in 5615 Meadowcrest Lane, Nashville, Davidson County, Tennessee 37209, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot(s)120, as shown on the map entitled the Plan of Richland Meadows, Section 2, of record in Book 2083, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to T & J Properties, LLC, by Quitclaim Deed dated 04/21/2021, and executed by Tiffany A. Caine and Jeffery Jay Caine, wife and husband, recorded as Instrument #20210421-0053665, Register's Office for Davidson County, Tennessee.

Map/Parcel No. 103 02 0 191.00

Property Address: 5615 Meadowcrest Lane, Nashville, Davidson County, Tennessee 37209

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 13 day of August, 2026.

T & J Properties, LLC

By: Jeffery Jay Caine
Its: Member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jeffery Jay Caine, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Member for T & J Properties, LLC, the within named bargainor, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of T & J Properties, LLC, the within named bargainor by the said Jeffery Jay Caine as Member.

Witness my hand and official seal at Franklin, TN, this 13 day of August, 2026.

Notary Public

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 13th day of August, 2026.

NOTARY PUBLIC

My commission expires

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027