Karen Johnson
Batch # 1464830
08/27/2026 09:13:31 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260827-0079554

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. 114-08-0-C-138

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 Alexandra 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 7277 Charlotte Pike #329, Lot 134, West Park, Nashville, Davidson County, Tennessee 37209, being more particularly described as follows (the "Property"):

Being Unit/Lot 134 on the Plan of West Park Phase 3, of record in Instrument #20060202-0012968, as further set out in the Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc. of record in Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument #20041221-0151636, and also amended in Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to T & J Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Tiffany A. Caine, f/k/a Tiffany A. Stude, of record in Instrument 20190103-0000538, Register's Office for Davidson County, Tennessee.

Map/Parcel No. 114-08-0-C-138

Property Address: 7277 Charlotte Pike #329, Lot 134, West Park, 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 21 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 21st day of August, 2026.

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 20-17-2027

Notary Public

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 21st day of August, 2026.

NOTARY PUBLIC My commission expires

