This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch # 1294388 DEEDQC
07/07/2025 02:00:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250707-0053283

New Owner:	Send Tax Bill:	Map/Parcel
Bobby G. Gaines, Jr. and Linda C. Gaines, Trustees of the Gaines Joint Revocable Living Trust dated November 4, 2021, and any amendments thereto 2018 Graceland Drive Goodlettsville, TN 37072	Same as new owner	007 15 0 055.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Bobby G. Gaines
AFFIANT

Sworn to and subscribed before me this 7th day of July 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -10- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **BOBBY G. GAINES, JR.** and **LINDA C. GAINES,** husband and wife (Grantors), by these present do hereby quitclaim and convey unto **BOBBY G. GAINES, JR. AND LINDA C. GAINES, TRUSTEES OF THE GAINES JOINT REVOCABLE LIVING TRUST DATED NOVEMBER 4, 2021, AND ANY AMENDMENTS THERETO,** (Grantees), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 126 on the Plan of Grizzard Manor, Section Five, of record in Book 4675, page 163, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby G. Gaines, Jr. and wife, Linda C. Gaines, by Warranty Deed from PHH Homequity Corporation, of record in Book 8391, page 687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 2018 Graceland Drive, Goodlettsville, TN 37072.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 7th day of July, 2025.

By: _____
BOBBY G. GAINES, JR.

_____
LINDA C. GAINES

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby G. Gaines, Jr. and Linda C. Gaines, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 7th day of July, 2025.

_____
NOTARY PUBLIC
My Commission Expires: 3/7/2029

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029