THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

Karen Johnson Davidson County
Batch # 1392347 DEEDQC
03/12/2026 01:42:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260312-0019787

# QUITCLAIM DEED

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL ID#s: |
|---|---|---|
| JAMES VERNON SMITH<br>GAYLE ELROD RAY<br>3064 Cooks Landing Ct.<br>Hermitage, TN 37076 | SAME | 109080A01800 |

**This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(i)(b). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).**

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, we, JAMES VERNON SMITH and GAYLE ELROD RAY, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property") as follows:

(i) a one-half (1/2) undivided interest in the Property to JAMES VERNON SMITH, his heirs and assigns, as a tenant-in-common; and

(ii) a one-half (1/2) undivided interest to GAYLE ELROD RAY, her heirs and assigns, as a tenant-in-common.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** our hands this 6th day of March, 2026.

JAMES VERNON SMITH

GAYLE ELROD RAY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me personally appeared JAMES VERNON SMITH and GAYLE ELROD RAY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 6th day of March, 2026.

NOTARY PUBLIC

My Commission Expires:

5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

**EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Final Plat of Cooks Landing Subdivision of record in Plat at Instrument No. 20110510-0035834, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Veernon Smith and Gayle Elrod Ray, husband and wife, by Warranty Deed of record in instrument number 20241007-0077609, R.O.D.C.

The property address is 3064 Cooks Landing Ct., Hermitage, TN 37076.