Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Christopher Randall Gaines and Carol Ann Gaines, Co-Trustees 1444 Station Four Lane Old Hickory, TN 37138	**053 11 0 097.01**	**SAME**

Karen Johnson Davidson County
Batch # 1472212 DEEDQC
09/14/2026 10:09:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20260914-0084995

This instrument prepared by: Carter Shelton
2021 Richard Jones Road, Suite 240, Nashvill

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Chris R. Gaines and wife, Carol A. Gaines, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Christopher Randall Gaines and Carol Ann Gaines, Co-Trustees of the Gaines Family Revocable Trust dated September 8, 2026** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **107 McArthur Drive, Old Hickory, TN 37138**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 8th day of September, 2026.

KATIE CESARETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 8th day of September, 2026.

Chris R. Gaines

CHRIS R. GAINES

Carol A. Gaines

CAROL A. GAINES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chris R. Gaines and Carol A. Gaines**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 8th day of September, 2026.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

LAND in the 4th Civil District, and shown as Lot "A" on the unrecorded Map of a subdivision of certain property for Claude Grimm and described according to a copy of a survey made March 6, 1963 by John M. Sullivan, Civil Engineer, as follows:

BEGINNING at a point in the East margin of McArthur Road, now Calkins Street, 320 feet South from the South margin of Meadow Street, being the corner of Tracts A and B; thence with the line between said tracts South 81 deg. 43 min. East 179.6 feet to a point, which is 200 feet South from the South margin of Meadow Street; thence south 9 deg. 02 min. West 88 feet to a point; thence South 8 deg. 50 min. West 62 feet to a corner of a reserved tract; thence North 81 deg. 42 min. West 172.66 feet to the East margin of Calkins Street; thence with the margin of the same North 6 deg. 18 min. East 150 feet to the point of beginning.

BEING the same property conveyed to Chris R. Gaines and wife, Carol A. Gaines, (as tenants by the entirety) from Forrest E. Reeves, Jr. and Brett Reeves, being the heirs of Forrest E. Reeves and wife, Annette N. Reeves (both deceased), by warranty deed filed for record on April 11, 2016, Instrument Number 20160411-0034128, as of record in the Register's Office for Davidson County, Tennessee.