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 12 0 281.00**	**SAME**

Karen Johnson Davidson County
Batch # 1472212 DEEDQC
09/14/2026 10:09:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260914-0084996

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

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 Carol A. Gaines, husband and wife, 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 **108 Ray Avenue, 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 CESERETTI
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.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
06/20/2027

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Final Plat, Overstreet Subdivision, of record as Instrument No. 20220525-0060839, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

BEING the same property conveyed to Chris R. Gaines and Carol A. Gaines, husband and wife, (as tenants by the entirety) from Tommy Overstreet and wife, Flora Ann Overstreet, by warranty deed filed for record on March 26, 2024, Instrument Number 20240326-0020863, as of record in the Register's Office for Davidson County, Tennessee.