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 0 280.00**	**SAME**

Karen Johnson
Batch # 1472212
09/14/2026 10:09:17 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260914-0084997

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

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 unimproved property known as **110 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
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 Davidson County, Tennessee, being Lot No. 2, on the plan of FINAL PLAT OVERSTREET SUBDIVISION, as shown on plat of record in Instrument 20220525-0060839, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Subject To all matters shown on the plat of record in Instrument 20220525-0060839, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 July 7, 2022, Instrument Number 20220707-0078625, as of record in the Register's Office for Davidson County, Tennessee.