THIS INSTRUMENT PREPARED BY
BYRD & BYRD, ATTORNEYS AT LAW, PLLC
Jessi Bell Pruett, Attorney at Law
103 S. Main Street, P.O. Box 250
Medina, Tennessee 38355

Without Title Search or Survey
Without Serving as Closing Attorney

PROPERTY OWNER
& ADDRESS:

Bobby & Anne Coffman
P.O. Box 10606
Jackson, TN 38308

PERSON OR ENTITY RESPONSIBLE
FOR THE PAYMENT OF REAL
PROPERTY TAXES & ADDRESS:
Bobby & Anne Coffman
P.O. Box 10606
Jackson, TN 38308

Map & Parcel: 086 13 0A 109.00

6013 Blackberry Ridge Ln., Hermitage, TN 37076

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, BOBBY COFFMAN, in accordance with the provisions of Tennessee Code Annotated Section 66-1-109, do hereby quitclaim and convey unto my spouse, ANNE MARIE COFFMAN, an interest for the purpose of creating a tenancy by the entireties in and to the entire interest in that certain lot or parcel of real estate located in Davidson County, Tennessee, which is particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 109 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 2, Section 3, of record in instrument No. 20190718-0070556, Register's Office for said County, to which plan and reference is hereby made for a more complete and accurate description. [Legal description taken from prior deed of conveyance.]
>
> Being the same parcel of real estate conveyed to Bobby Coffman by Warranty Deed dated October 28, 2022, and recorded in Instrument No. 20221028-0116817 in the Register's Office of Davidson County, Tennessee.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this 6th day of January, 2023.

Karen Johnson Davidson County
Batch# 958874 DEEDQC
01/06/2023 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230106-0001388

BOBBY COFFMAN

STATE OF TENNESSEE
COUNTY OF Gibson

Before me personally appeared before me BOBBY COFFMAN, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his/her free act and deed.

Witness my hand and seal this 6th day of January, 2023.

Bonni J. Carter
NOTARY PUBLIC

My commission expires: 3-18-26.

BONNI J. CARTER STATE OF TENNESSEE NOTARY PUBLIC GIBSON COUNTY

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, (WHICH EVER IS GREATER) is $ -0- quitclaim.

Jessica Gill Pruitt
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF JANUARY, 2023.

Bonni J. Carter

COMMISSION EXPIRATION: 3-18-26

BONNI J. CARTER STATE OF TENNESSEE NOTARY PUBLIC GIBSON COUNTY

Tennessee Certification of Electronic Document

I, Jessica Bell Pruett, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/6/23 (date of document).

Affiant Signature

Date: 1/6/23

STATE OF TENNESSEE
COUNTY OF GIBSON

Sworn to and subscribed before me on 1/6/23.

Notary's Signature

My Commission Expires: 3-18-26.

BONNI J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY