THIS INSTRUMENT PREPARED BY
BYRD & BYRD, ATTORNEYS AT LAW, PLLC
Jessi Bell Pruett, Attorney at Law
111 West Eaton Street
Trenton, Tennessee 38382

Without Title Search or Survey
Without Serving as Closing Attorney

PROPERTY OWNER & ADDRESS

Bobby and Anne Marie Coffman Living Trust
Bobby V Coffman and Anne Marie Coffman, Trustees
519 Calibre Lane
Mount Juliet, TN 37122

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS
Bobby and Anne Marie Coffman Living Trust
Bobby V Coffman and Anne Marie Coffman, Trustees
519 Calibre Lane
Mount Juliet, TN 37122

Map & Parcel 086 13 0A 109 00

6013 Blackberry Ridge Lane, Hermitage, TN 37076

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That we, BOBBY COFFMAN and wife, ANNE MARIE COFFMAN, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto BOBBY V. COFFMAN and ANNE MARIE COFFMAN, TRUSTEES of the BOBBY AND ANNE MARIE COFFMAN LIVING TRUST dated August 15, 2025, all of our right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

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. [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 at Instrument No. 20221028-0116817 in the Register's Office of Davidson County, Tennessee. Also being the same parcel of real estate where Bobby Coffman conveyed an interest to Anne Marie Coffman to create a tenancy by the entirety by Quitclaim Deed dated January 6, 2023, and recorded at Instrument No. 20230106-0001388 in Register's Office of Davidson County, Tennessee.

Karen Johnson
Batch # 1329939
10/03/2025 11 31 56 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251003-0079027

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 hands this the 15th day of August, 2025

BOBBY COFFMAN

ANNE MARIE COFFMAN

STATE OF TENNESSEE
COUNTY OF Wilson

Before me personally appeared BOBBY COFFMAN and wife, ANNE MARIE COFFMAN, to me known to be the persons described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such persons executed the same as said persons' free act and deed.

Witness my hand and seal this 15th day of August, 2025

NOTARY PUBLIC

My commission expires: 3/18/26.

JESSICA BELL PRUETT 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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF AUGUST, 2025

NOTARY PUBLIC

DANIELLE DAVIS STATE OF TENNESSEE NOTARY PUBLIC GIBSON COUNTY

COMMISSION EXPIRATION 4/1/28