Karen Johnson Davidson County
Batch# 1380744 DEEDQC
02/13/2026 12:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260213-0011745

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners:
John David Hitt, Co-Trustee
Lisanne Hitt, Co-Trustee
The Buffdawg Trust
6029 Ashland Drive
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
144 15 0 039.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John Hitt and Lisanne Hitt, husband and wife (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to John David Hitt and Lisanne Hitt, Co-Trustees, and their successors in trust, of the Buffdawg Trust dated February 12, 2026 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 413 on the Plan of Hillsboro Park, Section IV of record in Plat Book 2331, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 413 fronts 196.5 feet on the Northerly side of the Ashland Drive and runs back between lines, 397.3 feet on the Easterly line and 346 feet on the Westerly line to a dead line in the rear on which it measures 117.5 feet.

Being the same property conveyed to John Hitt and Lisanne Hitt, husband and wife, by Warranty Deed from Soren Kiilerich-Hansen and Sylvia Kiilerich-Hansen, husband and wife, dated July 25, 2019, of record at Instrument No. 20190729-0074334, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 6029 Ashland Drive, Nashville, TN 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Buffdawg Trust dated February 12, 2026, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of John Hitt and Lisanne Hitt, husband and wife, pursuant to T.C.A. §35-17-105(a).

[*Remainder of page left intentionally blank. Signature pages follow.*]

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 12th day of February, 2026.

John Hitt, Grantor

Lisanne Hitt, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John Hitt, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of February, 2026.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Lisanne Hitt, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of February, 2026.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

John David Hitt, Affiant

Subscribed and sworn to before me this 12th day of February, 2026.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 February 12, 2026.

Carolyn S. Wenzel

February 12, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of February, 2026.

Notary Public

My Commission Expires: 10/4/27

