This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 1387958 DEEDQC
03/04/2026 10:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260304-0017143

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owner:	Send Tax Bills to:	Map & Parcel:
The Bobbitt Family Living Trust (2026) 5008 Riverbank Drive Hermitage, TN 37076	New Owner	097 02 0A 647.00

QUITCLAIM DEED

This Quitclaim Deed is made this 2nd day of March 2026, by Dayton Sanders Bobbitt and Laura James Bobbitt, Grantors, of the City of Hermitage, County of Davidson, State of Tennessee, to **The Bobbitt Family Living Trust (2026) U/A/D March 2, 2026,** Grantee, of the City of Hermitage, County of Davidson, State of Tennessee.

Grantors, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantee, receipt of which is hereby acknowledged, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **The Bobbitt Family Living Trust (2026) U/A/D March 2, 2026**, all of their right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully described in the description attached hereto and incorporated herein as **Exhibit "A"**. This is improved property commonly known as 2916 Treloar Way, Hermitage, Tennessee 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantors intend to retain the tenancy by the entirety status of this real property pursuant to T.C.A. § 35-15-510.

In witness, Grantors have executed this deed on the date first written above.

Dayton Sanders Bobbitt, Grantor

Laura James Bobbitt, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Dayton Sanders Bobbitt**, with whom I am personally acquainted, or who proved to me his identity upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires 5-22-27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Laura James Bobbitt**, with whom I am personally acquainted, or who proved to me her identity upon satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Notary Public

My commission expires 5-22-27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value for this transfer is $0.00.

Dayton Sanders Bobbitt, Trustee

Sworn to and subscribed ~~before me this~~ 2nd day of March 2026.

Notary Public

My commission expires 5-22-27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit A — Property Description

BEING Lot No. 647 on the Final Plat of Villages of Riverwood, Section One, Phase 5B, of record in Instrument 20161215-0131509, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Dayton Sanders Bobbitt and Laura James Bobbitt, husband and wife, by Warranty Deed dated March 28, 2022, from Giordan Roxas Ramos and Sara Michelle Bowen, husband and wife, of record in Instrument No. 20220406-0039666, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Giordan Roxas Ramos and Sara Michelle Bowen, husband and wife, by Warranty Deed from Anna C. Burr, a single woman, dated May 31, 2019 and filed of record in Instrument 20190605-0053877, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or 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 March 2, 2026.

J. Michael Robbins

3-2-26
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 2nd day of March 2026.

Notary Public

My Commission Expires: 5-14-29

AMY CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON