This Instrument Prepared by and Return to:
Legends Title Services, LLC
2494 N. Mt. Juliet Rd., Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 209283 DEEDQC
03/25/2019 09:30:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190325-0026537

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Mark A. Fulks Jr.	Capital Financial	086-07-0-108-00
Suzanne M. Fulks	3701 Arco Corporate Dr. Ste 200	
1248 Jackson Hill Rd.	Charlotte, NC 28273	
Hermitage, TN. 37076	Loan# 1400243030	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mark A. Fulks Jr., a married man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Mark A. Fulks Jr., and Suzanne M. Fulks, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Phase II, Jackson's Retreat of record in Plat Book 5200, Page 673, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Allen Fulks, Jr., unmarried by Warranty deed from Jeremy Bockman of record in Instrument No. 20110502-0033185 Register's Office for Davidson County, Tennessee, dated April 19, 2011 and recorded on May 02, 2011.

Being also known as 1248 Jacksons Hill Road Hermitage, Tennessee 37076.

Witness our hands this 15 day of March, 2019.

Mark A. Fulks Jr.

Mark A. Fulks Jr.

Suzanne M. Fulks

Suzanne M. Fulks

NOTE: ALL INFORMATION TAKEN FROM PRIOR DEED OF RECORD. LEGENDS TITLE SERVICES, LLC, WILL NOT BE HELD RESPONSIBLE FOR MATTERS THAT COULD HAVE BEEN DISCLOSED BY PROPER TITLE EXAMINATION.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Fulks, Jr and Suzanne M. Fulks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2019.

Jodie D Pelley
Notary Public

My Commission Expires: 9/22/2020

SEAL

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, the undersigned, this 15th day of March, 2019.

Jodie D Pelley
Notary Public

My Commission Expires: 9/22/2020

SEAL

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY