This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 200
Mount Juliet, TN 37122

From information furnished by the parties

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

Karen Johnson Davidson County
Batch # 1365052 DEEDQC
01/05/2026 11:00:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260105-0000243

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this 2nd day of January, 2026.

BRYSON NICHOLAS EUBANKS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/28/2028 WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Michael D. Fulghum and Sheri T. Fulghum	SunTrust Mortgage, Inc.	086 04 0B 059.00
4936 Tulip Grove Lane	401 Commerce Street, Suite 6100	
Hermitage, TN 37076	Nashville, TN 37219	

FOR NO MONETARY CONSIDERATION, I, **Michael D. Fulghum,** by these presents do hereby quitclaim and convey all my right, title, and interest in and to the following tract or parcel of land unto **Michael D. Fulghum and Sheri T. Fulghum, Husband and Wife**, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

BEING Lot No. 110, on the Plan of first Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, page 942, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to **Michael D. Fulghum, unmarried**, by **Alisa J. Fulghum, Unmarried,** by Quitclaim Deed of record in Instrument No. 20081001-0099406, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property more commonly known as 4936 Tulip Grove Lane, Hermitage, TN 37076.

Witness by my hand this 2nd day of January, 2026.

Michael D. Fulghum

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 2nd day of January, 2026, personally appeared before me, Michael D. Fulghum, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that he executed the same by his own free act and deed.

Witness by my hand and official seal

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028