QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1415356 DEEDQC
05/04/2026 12:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260504-0039667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4th DAY OF May 2026, 20~~27~~

NOTARY PUBLIC
MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Prepared By/Return to: Jim R Vanderpool PC , 256 Seaboard Lane g104, Franklin TN 37067

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Hayden R. Fussell 5137 Regent Drive Nashville, TN 37220	Hayden R. Fussell 5137 Regent Drive Nashville, TN 37220	146 15 0 010.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KAITLYN TAYLOR FUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

HAYDEN R. FUSSELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee being Lot No. 258 on the Plan of Haileywood Estates, Section 8-D of record in Book 3500, Page 7, 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 Hayden R. Fussell and Elaine Fussell, by Warranty Deed from Stephen Paul Morrison and Mandy A. Morrison, husband and wife, dated July 31, 2023, and recorded August 1, 2023, of record in Instrument No. 20230801-0059292, in the Register's Office for Davidson County, Tennessee.

Elaine Fussell died intestate on December 10, 2025, unmarried, owning a one-half tenant in common interest in said property. Her heirs-at-law were her two children, Hayden Fussell and Kaitlyn Taylor Fussell. Kaitlyn Taylor Fussell, being unmarried with no children and no living parents, executed a Disclaimer pursuant to Tennessee Code Annotated, Section 31-1-103, now codified at TCA §§ 31-7-101, et seq., disclaiming all right, title, and interest in the property. Pursuant to TCA § 31-7-106, the

disclaimed interest passes as if the disclaimant had died immediately before the time of distribution, and the disclaimer takes effect as of the time of the intestate's death. Kaitlyn Taylor Fussell having no surviving descendants, spouse, or living parents, her disclaimed interest passes by operation of law to her brother, Hayden Fussell, as the sole surviving heir under Tennessee's intestate succession statutes. Said Affidavit of Heirship is of record in Instrument No. 20260226-0015317, and the Disclaimer is of record in Instrument No. 20260224-0014751, both in the Register's Office for Davidson County, Tennessee. By operation of law and said Disclaimer, the decedent's one-half interest is now fully vested in Hayden Fussell as sole owner.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Witness my hand on this 8 day of APRIL, 2026

Kaitlyn Fussell

Kaitlyn Taylor Fussell, Grantor

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: KAITLYN TAYLOR FUSSELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that KAITLYN TAYLOR FUSSELL executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood TN (city & state), this 8 day of April, 2026

Notary Public

My Commission Expires: 8-21-27

KAREN J MARTIN
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I Lisa Allard, do 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 May 4, 2026

Lisa Allard May 4, 2026

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this May 4, 2026.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY