Karen Johnson Davidson County
Batch# 1450451 DEEDQC
07/22/2026 10:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260722-0066337

This Instrument Prepared By:
SPENCER FANE LLP (JFS)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED FOR COMBINATION OF TAX PARCELS

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Jesse Caleb Fuqua 13732 Owens Chapel Rd Springfield, TN 37172	New Owner	023-000-031.00 023-000-029.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JESSEE CALEB FUQUA** (the "Grantor"), an unmarried individual, does hereby quitclaim and convey unto **JESSEE CALEB FUQUA** (the "Grantee"), an unmarried individual, and Grantee's heirs and representatives, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, and being more particularly described as follows (the "Property"):

See attached Exhibit A.

THE PURPOSE FOR THIS CONVEYANCE IS TO COMBINE TWO TAX PARCELS AS ONE TAX PARCEL.

This is unimproved real property with mailing addresses of (i) 811 Clay Lick Court, Whites Creek, TN 37189, and (ii) 811 Clay Lick Court, Whites Creek, TN 37189.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 20th day of July, 2026.

GRANTOR:

Jesse Caleb Fuqua

NSH 3993582.1

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, the undersigned, of the state and county aforementioned, personally appeared Jessee Caleb Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 20 day of July, 2026

Kristen Jones
NOTARY PUBLIC

KRISTEN JONES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 9/21/2027

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 20 day of July, 2026.

Kristen Jones
NOTARY PUBLIC

KRISTEN JONES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 9/21/2027

Exhibit A

Surveyor's Description
August 19, 2025

The following paragraph describes a tract of land in the 2nd Civil District of Davidson County, Tennessee, said tract being that property, which was conveyed to Jesse Caleb Fuqua, by David Bowden, in a deed of record which is recorded in Instrument Number (I.N.) 20250825-0067668, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at a stone (old), in the southerly margin of Interstate #24, (Clay Lick Court), the northwest corner of a tract of land which belongs to John Donelson IV, having a deed reference in I.N. 20151201-012941, RODCT, the northeast corner of this tract and continuing, as follows:
S 38 06'20" W, 498.75 feet to a stone (old), a corner of said tract of land which belongs to John Donelson, IV, in the northerly boundary of a tract of land which belongs to Darrell S. Metcalfe, having a deed reference in I.N. 20061101-0135549, RODCT;
thence with the boundary of said tract of land which belongs to Darrell S. Metcalfe, as follows:
N 82 38'40" W, 384.78 feet to an iron pin (new);
thence, S 68 06'20" W, 363.00 feet to an iron pin (new);
thence, S 04 49'56" W, 1197.48 feet to an iron pin (old);
thence, S 04 24'50" W, 2136.33 feet to an iron pin (old), a corner of said tract of land which belongs to Darrell S. Metcalfe, in the northerly boundary of a tract of land which belongs to Ben S. Jumper, having a deed reference in I.N. 20171012-0104662, RODCT;
thence, N 84 57'39" W, 428.57 feet to an iron pin (old), a corner of said tract of land which belongs to Ben S. Jumper, in the easterly boundary of a tract of land which belongs to Robert John Nitsche, having a deed reference in I.N. 20221031-0117154, RODCT;
thence with the boundary of said tract of land which belongs to Robert John Nitsche, as follows:
N 07 33'41" W, 50.22 feet to an iron pin (old);
thence, N 10 48'41" W, 297.73 feet to an iron fence post (old), a common corner of said tract of land which belongs to Robert John Nitsche, and a tract of land which belongs to Antonio C. Turner, having a deed reference in Deed Book 10627, Page 392, RODCT;
thence with the boundary of said tract of land which belongs to Antonio C. Truner, as follows:
N 32 53'46" W, 385.86 feet to an iron pin (old);
thence, N 80 55'02" W, 247.41 feet to an iron pin (old);
thence, N 73 41'35" W, 225.19 feet to an iron pin (old);
thence, N 60 42'24" W, 206.47 feet to an iron pin (old);
thence, N 77 17'54" W, 123.35 feet to an iron pin (old);
thence, N 77 43'17" W, 332.31 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to Antonio C. Turner, a corner of a tract of land which belongs to Fox Family Real Estate, LLC, having a deed reference in I.N. 20231115-0089080, RODCT;

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thence, N 02 31'15" E, passing a common corner of said tract of land which belongs to Fox Family Real Estate, LLC, and a tract of land which belongs to Thomas C. Fox, having a deed reference in I.N. 20060908-0111601, RODCT, and continuing on in all, 3575.48 feet to an iron pin (old), a corner of said tract of land which belongs to Thomas C. Fox, in the southerly boundary of a tract of land which belongs to Ulysses J. Valdez, having a deed reference in I.N. 20240312-00169924, RODCT;
thence, S 84 12'20" E, 1197.44 feet to an iron pin (old), a corner of said tract of land which belongs to Ulysses J. Valdez, in the westerly boundary of a tract of land which belongs to Vincent Wallace, having a deed reference in Deed Book 5780, Page 486, RODCT;
thence with the boundary of said tract of land which belongs to Vincent Wallace, as follows:
S 09 57'13" W, 229.46 feet to and iron pin (old);
thence, S 51 04'32" E, 357.68 feet to an iron pin (old), a common corner of said tract of land which belongs to Vincent Wallace, and a second tract of land which belongs to Vincent Wallace, having a deed reference in I.N. 20181017-013052, RODCT;
thence with the boundary of said second mentioned tract of land which belongs to Vincent Wallace, as follows:
S 45 22'45" E, 406.35 feet to an iron pin (old);
thence, N 31 48'24" E, 331.16 feet to an iron pin (old);
thence, S 77 35'50" E, 168.42 feet to 24 inch hickory tree;
thence, N 50 42'42" E, 286.47 feet to an iron fence post (old), in the southerly margin of Interstate #24, the northeast corner of said second mentioned tract of land which belongs to Vincent Wallace;
thence, S 61 38'32" E, 725.94 feet, to the point of beginning, containing **174.61 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated August 19, 2025.

The above described tract of land may be found on Tax Map 23, Parcels 29 and 31, in the Tax Assessor's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 July 20, 2026 (date of document).

Affiant Signature

7/21/2026
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of July, 2026.

Notary's Signature

My Commission Expires: 10/4/27.

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NSH 3243180.1