QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1481187 DEEDQC
10/07/2026 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261007-0092221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2026.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzda State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pamela J. Fulner	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
8099 Jackman Road		**009-00-0-011.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **SCOTT M. FULNER, A MARRIED MAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **PAMELA J. FULNER, A MARRIED WOMAN,** ("GRANTEE") HER HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A 5.0 ACRE TRACT OF LAND DESCRIBED ACCORDING TO A SURVEY BY YOUNG, WEAKLEY AND WEAKLEY, DATED MARCH 10, 1998, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED IN THE EAST MARGIN OF JACKMAN ROAD, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT AN THE SOUTHWEST CORNER OF JACKMAN PROPERTY, THENCE LEAVING SAID JACKMAN ROAD ALONG JACK MAN'S SOUTHERLY LINE S 71 DEGREES 06 DEGREES 54 MINUTES E, 533.27 FEET TO A POINT; THENCE S 22 DEGREES 00 MINUTES 08 SECONDS W, 436.92 FEET TO A POINT; THENCE N 60 DEGREES 24 MINUTES 07 SECONDS W 589.58 FEET TO A POINT IN THE EAST MARGIN OF JACKMAN ROAD; THENCE WITH THE EAST MARGIN OF JACKMAN ROAD THE FOLLOWING THREE CALLS; NORTH 24 DEGREES 03 MINUTES 16 SECONDS E, 93.55 FEET; NORTH 29 DEGREES 03 MINUTES 57 SECONDS E, 120.32 FEET AND NORTH 38 DEGREES 05 MINUTES 47 SECONDS E, 121.87 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SCOTT M. FULNER AND WIFE, PAMELA J. FULNER BY WARRANTY DEED FROM RONALD E. WALLER AND WIFE, DEBORA LYNN WALLER OF RECORD IN BOOK 7700, PAGE 579, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 27, 1988 AND RECORDED ON NOVEMBER 10, 1988.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 8099 JACKMAN ROAD, JOELTON, TN 37080 (FOR INFORMATIONAL PURPOSES ONLY).

***THIS CONVEYANCE IS A DIRECT CONVEYANCE BETWEEN SPOUSES FOR PROPERTY CURRENTLY HELD AS TENANTS BY THE ENTIRETY TO VEST TITLE IN PAMELA J. FULNER IN FEE SIMPLE PURSUANT TO AND AS PROVIDED IN T.C.A § 66-1-110.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY

AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION, SAID DESCRIPTION BEING USED FROM THE LAST DEED OF RECORD. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 2 day of Oct, 2026.

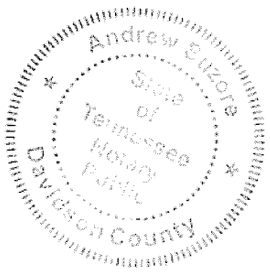
SCOTT M. FULNER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, **Scott M. Fulner**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2026.

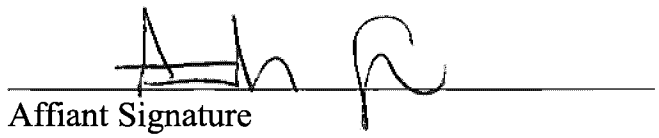
Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Andrew Suzave, 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 October 2, 2026.

Date



Affiant Signature

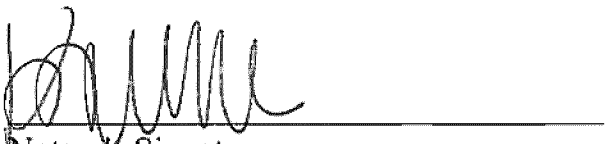
October 5, 2026

Date

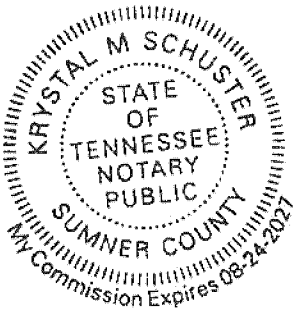
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of October, 2026.



Notary's Signature



My Commission Expires: _____

Date

Notary's Seal (if on paper)