Karen Johnson Davidson County
Batch# 639998 DEEDQC
05/19/2021 11:21:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210519-0067812

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 .

James R. Upchurch
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
Email: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 15th day of
May, 2021

Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

My commission expires:

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. UPCHURCH, AND WIFE, DEBORAH L. UPCHURCH 4422 BULL RUN ROAD ASHLAND CITY, TN 37015	JAMES R. UPCHURCH AND WIFE, DEBORAH L. UPCHURCH 4422 BULL RUN ROAD ASHLAND CITY, TN 37015	05500001400

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Andrea U. English, Grantor, for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto James R. Upchurch and wife, Deborah L. Upchurch, Grantees, their heirs, successors and assigns, her entire right, title and interest in and to a certain tract of land in Ashland City, Davidson County, Tennessee, described as follows:

See attached Exhibit "A" for description

Being the property conveyed to Michael K. Upchurch and wife, Jeannette M. Upchurch by deed from Mary Lavone McClure Biggs and spouse, R.B. Biggs of record in Book 7264, page 415. Jeannette M. Upchurch having predeceased Michael K. Upchurch. Michael k. Upchurch having died and under Article II of the Last Will and Testament of Michael K. Upchurch, deceased, of record in Probate file Number 20P1180, Probate Court Clerk's Office for Davidson County, Tennessee, and recorded in Instrument Number 20210423-0054353, Register of Deeds Office for Davidson County, Tennessee, property was bequeathed to Andrea U. English.

This is improved property known as: 4412 Bull Run Road, Ashland City, Tennessee 37015.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 15th day of May, 2021.

Andrea U. English
ANDREA U. ENGLISH, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ANDREA U. ENGLISH, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 15th day of May, 2021.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

NOTE TO REGISTER:

Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
Joelton, TN 37080

EXHIBIT "A"

Land, being in the 13th, formerly the 25th Civil District of Davidson County, Tennessee described as follows: Beginning at a point adjacent and on the easterly front corner of a tract of land conveyed to Culley R. Holt and wife, from Mary Lee Hunter, of record in Book 3432, page 431 of the Register's Office of Davidson County, Tennessee. Thence along the center of Bull Run Road, north 60°15' east 280 feet to a spike; thence along the easterly margin of a roadway north 14°30' West 207.5 feet to the southeastern margin of James R. Upchurch's property, recorded in Book 4911, page 837; North 87°30' West, 180 feet to a point; thence North 2°30' east, 102 feet to a point; being the southwest corner of James R. Upchurch's property; thence South 87°13' West 100 feet to a point; thence South 14°45' east 380 feet to a spike in the center of Bull Run Road; thence along the center of Bull Run Road North 60°15' east 280 feet to the point of beginning.

INCLUDED in the above described but excluded herefrom are two small parcels of land having been conveyed to James R. Upchurch and wife, by deed of record at Book 6566, page 110, Register's Office of Davidson County, Tennessee, to which record reference is here made for a more complete description of the land excluded herefrom.