Karen Johnson Davidson County
Batch# 684484 DEEDQC
07/27/2021 11:20:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210727-0100716

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Richard L. Upchurch
3812 Richland Ave.
Nashville, TN 37205

Send Tax Bills To
Same

Map-Parcel
104 09 0 040.00

Quitclaim Deed

Grantor: Richard L. Upchurch
Grantee: Richard Upchurch, Trustee of the Revocable Trust of Richard Upchurch, dated July 20, 2021

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING part of Lots 199 and 201 in Block 10, Division "A", on the Plan of Richard Realty Company, as of record in Book 161, page 151, Register's Office for said County, described as follows: BEGINNING at a point in the northerly margin of Richland Avenue, 428 feet east of the easterly margin of Wilson Avenue, running thence northerly and parallel with the west margin of an alley; thence easterly along the southern margin of said alley 72 feet to a point; thence southerly in a line parallel with the western margin of Christophe Street, 192.5 feet to a point in the northerly margin of Richard Avenue; thence westerly with the said margin of Richland Avenue, 72 feet to the point of beginning.

Being the same property conveyed to Richard L. Upchurch by deed from Bertrand L. Upchurch and wife, Virginia Fancher Upchurch, of record in Book 4928, Page 639, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3812 Richland Av., Nashville, TN 37205.

Richard L. Upchurch and Richard Upchurch is one and the same person.

Richard Upchurch and Linda S. Upchurch were married in Sparta, Tennessee, on October 26, 1980. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Linda S. Upchurch in Davidson County, Tennessee, on January 28, 2021; and Richard L. Upchurch conveys as surviving tenant by the entirety.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF ß6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

Richard L. Upchurch, Grantor

State of Tennessee
County of Davidson

On July 20, 2021, before me personally appeared Richard L. Upchurch, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as her free act and deed.

Pati K. Bedwell

Notary Public

My commission expires: 5/23/2023

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Richard L. Upchurch

Richard L. Upchurch, Grantee

Sworn to and subscribed before me on July 20, 2021.

Pati K. Bedwell

Notary Public

My commission expires: 5/23/2023

TRUE Copy Certification

I, Chelle Swany, do hereby make oath that I am 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 ____, 2021.

Chelle Swany

Signature

7/19/2021

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 20th day of July, 2021.

Pati K. Bedwell

Notary's Signature
My Commission Expires: 5/23/2023