Karen Johnson Davidson County
Batch# 786857 DEEDQC
01/11/2022 08:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220111-0003089

File Number: ORG-250850

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
SARAH L. UPTON and **CHARLES UPTON**, 125 E DUE WEST AVE., Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 05108012100

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

SARAH L. UPTON who acquired title as **Sarah L. Norvold**, now married, hereinafter grantor, whose tax-mailing address is **125 E DUE WEST AVE., Madison, TN 37115**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **SARAH L. UPTON** and **CHARLES UPTON**, Wife And Husband, hereinafter grantees, whose tax mailing address is **125 E DUE WEST AVE., Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that lot, piece or parcel of ground, situate, lying and being in the County of Davidson, State of Tennessee, being more particularly described as follows: Being Lot No. "H" on the plan of Due West Montague Subdivision, of record in Book 421, page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. APN: 05108012100 Being the same premises conveyed from Mark A. Cummings to Sarah L. Norvold in a deed dated 03/03/2010 and recorded date 03/05/2010 in Instrument Number 20100305-0017266 of the official records.
Property Address is: 125 E DUE WEST AVE., Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20100305-0017266 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 05108012100

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on December 20th, 2021:

SARAH L. UPTON

STATE OF Connecticut
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me on December 20th, 2021 by **SARAH L. UPTON** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Destini L. Highsmith

Notary Public

Destini Highsmith
NOTARY PUBLIC
State of Connecticut
My Commission Expires 08/31/2026

State of Connecticut
County of Middlesex

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20th day of December, 2021.

Affiant

Sarah Upton CHARLIE UPTON
Print Name

(Seal)

Notary Public

My commission expires:

08/31/26

Destini Highsmith
Print Name

CTIC# _____

Destini Highsmith
NOTARY PUBLIC
State of Connecticut
My Commission Expires 08/31/2026

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 12/20/2021. (date of document).

Affiant Signature

12/20/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20 day of 12, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954