AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280345088

Karen Johnson Davidson County
Batch# 818112 DEEDQC
03/09/2022 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220309-0026957

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 081-15-0-636-00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 12th day of October, 20 21, by and between **Kristin Alexandra Kumari Upshaw F/K/A Kristin Alexandra Kumari Singh, a married woman who acquired title as unmarried, joined in execution by her spouse Aaron M. Upshaw**, a mailing address of 1907 Formosa Street, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **Kristin Alexandra Kumari Upshaw and Aaron M. Upshaw, wife and husband, as tenants by the entirety**, a mailing address of 1907 Formosa Street, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF RE-PLAT OF LOTS 67, 68, AND A PORTION OF LOT 69 ON THE MAP OF J.M., AND G.W. HARDING'S ADDITION TO NASHVILLE OF RECORD IN INSTRUMENT NO. 20160309-0022704, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property Address: 1907 Formosa Street, Nashville, TN 37208

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Kristin Alexandra Kumari Singh, a unmarried woman by Deed dated October 27, 2016, recorded October 31, 2016, as Instrument No. 20161031-0114707, Davidson County Records.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Kristin alexandra Kumari Upshaw

Kristin Alexandra Kumari Upshaw F/K/A Kristin Alexandra Kumari Singh

Aaron M. Upshaw

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Kristin Alexandra Kumari Upshaw F/K/A Kristin Alexandra Kumari Singh and Aaron M. Upshaw, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee this 12th day of October, 2021.

Candace A Griffin
Notary Public
My Commission expires: 8/17/2025

CANDACE A GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

No title exam performed by the preparer. Legal description and party's names provided by the party.

Escrow No.:1280345088

EXHIBIT 'A'
LEGAL DESCRIPTION

All that certain real property situated in the County of Davidson, State of TN, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF RE-PLAT OF LOTS 67, 68, AND A PORTION OF LOT 69 ON THE MAP OF J.M., AND G.W. HARDING'S ADDITION TO NASHVILLE OF RECORD IN INSTRUMENT NO. 20160309-0022704, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KRISTIN ALEXANDRA KUMARI SINGH, A UNMARRIED WOMAN BY DEED DATED OCTOBER 27, 2016, RECORDED OCTOBER 31, 2016, AS INSTRUMENT NO. 20161031-0114707, DAVIDSON COUNTY RECORDS.

Assessor Parcel Number(s): 081-15-0-636-00

CERTIFICATE OF AUTHENTICTY

I, Meg Komenda, 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 10/12/2022.

Date

Meg Komenda
Affiant Signature

2-28-22
Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 28th day of FEBRUARY, 2022.

Deborah A. Walenchok
Notary's Signature DEBORAH A. WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries