Karen Johnson Davidson County
Batch# 1064662 DEEDQC
10/25/2023 10:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231025-0083543

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 Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Mary Leech, Co-Trustee and Thomas Upchurch, Co-Trustee 3812 Richland Ave., Nashville, TN 37205	Same	104 09 0 040.00

Quitclaim Deed to Trustee

Grantor: Richard Upchurch
Grantee: Mary Leech and Thomas Upchurch, Co-Trustees of the Irrevocable Trust of Richard Upchurch, dated October 25, 2023.

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 Christopher 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 Upchurch by deed from Richard Upchurch, Trustee under the Revocable Trust of Richard Upchurch, dated July 20, 2021, of record in Instrument Number __202310250083541____, Register's Office for Davidson County County, Tennessee.

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

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 § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Richard Upchurch
Grantor

State of Tennessee
County of Davidson

On October 25, 2023, before me personally appeared Richard 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 his free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

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

Mary Leech
Mary Leech, Co-Trustee
Grantee

SARAH CHAPMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Sworn to and subscribed before me on October 25, 2023.

Notary Public
My commission expires: 11/19/25

* *

TRUE Copy Certification

I, Sarah Chapman, 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 October 25, 2023.

Signature
10/25/23
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 25, 2023.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER