Karen Johnson Davidson County
Batch# 1380444 DEEDQC
02/12/2026 03:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260212-0011376

AFTER RECORDING RETURN TO:
Everett W. Upchurch and Patricia Upchurch,
Trustees of The Upchurch Family Revocable Living Trust
705 Center Street
Madison, TN 37115

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 55 11D 79020

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS QUITCLAIM DEED, Executed this 11th day of February,2026, by the Grantors, Everett W. Upchurch and Patricia Ann Upchurch, Husband and Wife, 705 Center Rd, Madison, TN 37115. Of Davidson County and the Grantees, Everett W. Upchurch and Patricia Ann Upchurch Co-Trustees, or their successors in Trust, under The Upchurch Family Revocable Living Trust Dated March 19, 2025, and any amendments thereto.

FOR AND IN CONSIDERATION of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia Ann Upchurch and husband, Everett W. Upchurch, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Everett W. Upchurch and/or Patricia Upchurch hereinafter after called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

> Land in Davidson County, Tennessee, being lot No. 51 on the plan of Madison Heights Subdivision, Section 11, Part 11, as of record in Book 2133, page 83, Register's Office for said County.
>
> Said lot No. 51 fronts 161.8 feet on the easterly margin of Center Street and 164 feet on the northerly margin of Jasperson Drive, and frontages being joined by a curve having a length of 39.27 feet, and extending back 204.63 feet on the northerly line and 228.05 feet on the easterly line to a common point in the rear.

Being the same property conveyed to Patricia Ann Dykes by deed of record in book 5808, page 162, register's office for Davidson County, Tennessee, the said Patricia Ann Dykes having since married now being Patricia Ann Upchurch.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 705 Center Street, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the apertures, estate, title and interest thereto belonging to the said, grantees, their heirs, successors, and assigns, forever. Grantors covenant. with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same as unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns, and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever use the singular number shall include the plural, the plural of the singular, and the use of Gender shall be applicable to all genders.

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

Everett Wayne Upchurch

Everett Wayne Upchurch

Patricia Upchurch

Patricia Upchurch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February 2026 before me personally appeared Everitt W. Upchurch and Patricia Upchurch, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Everett W. Upchurch

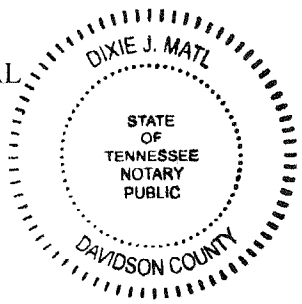
Everett W. Upchurch

Patricia Upchurch

Patricia Upchurch

Notary Signature: Dixie J. Matl
Print name: Dixie J. Matl
My commission expires: March 08, 2028

SEAL



Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Everett W. Upchurch, Affiant 1

Patricia Upchurch, Affiant 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this 11th day of February, 2026.

Notary Public
My commission expires: March 08, 2028

DIXIE J. MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State,

Everett Wayne Upchurch and Patricia Upchurch 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, this 11th day of February 2026.

Notary Public
My Commission expires: March 08, 2028

DIXIE J. MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Everett W. Upchurch

Affiant

Print Name: Everett W. Upchurch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 06th day of February 2026.

Dixie J Matl

Notary Public

My Commission expires: March 08, 2028

DIXIE J. MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Everett W. Upchurch and Patricia Upchurch,
Trustees of The Upchurch Family Revocable Living Trust
705 Center Street
Madison, TN 37115

Name and address of property owner:

Everett W. Upchurch and Patricia Upchurch,
Trustees of The Upchurch Family Revocable LivingTrust
705 Center Street
Madison, TN 37115Tennessee

Certification of Electronic Document

I, Patricia Upchurch, 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 March 19, 2025, (date of document).

Patricia D. Upchurch Date 2/11/2026
Affiant Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 11th day of February 2026.

DIXIE J. MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dixie J Matl
Notary Public
My Commission expires: March 08, 2028