BILL GARRETT, Davidson County
Trans:T20130082471 DEEDQC
Recvd: 09/24/13 09:48 2 pgs
Fees:12.00 Taxes:0.00
20130924-0100189

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 23 day of September, 2013.

Notary Public

My commission expires: 9.21.15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
4711 TROUSDALE DR
SUITE 120
NASHVILLE, TN 37220

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-21-2015

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LILA ADHIKARI and NARAYAN ADHIKARI	**SAME**	**162-2-A-21.00**
5005 LUKER LANE	**SAME**	
ANTIOCH, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **LILA ADHIKARI,** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **LILA ADHIKARI, a single woman, and NARAYAN ADHIKARI, a married man**, herein called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, within the corporate limits of the City of Cane Ridge, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 21 on the Final Plat, Section Two, Spencer Hill "Cluster Lot Subdivision", according to Plan of record in Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the property conveyed to **LILA ADHIKARI, a single woman,** by Warranty Deed from **Marquis Homes, LLC,** dated May 21, 2013, filed May 22, 2013, in Instrument No. 20130522-0051949, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

This is **improved** property known as **5005 Luker Lane, Antioch, TN 37013**

WITNESS my/our hand(s) this 23 day of September, 2013.

LILA ADHIKARI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Lila Adhikari, the within named Grantor(s), 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, at office, this 23 day of September, 2013.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015