Davidson County	DEEDQC
Recvd: 10/26/16 14:43	4 pgs
Fees:22.00 Taxes:0.00	
20161026-0113332	

This Instrument Prepared By & Return To:
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

QUITCLAIM DEED

166721

NEW OWNER:
Kaju Rai
1252 Anduin Avenue
Cane Ridge, TN 37013

SEND TAX BILLS TO:
Same

MAP/PARCEL
174 01 0C 137.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Kaju Rai and Basanti Rai, husband and wife, and Nara Sarki, a Single Man,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Kaju Rai and Basanti Rai, husband and wife,** GRANTEE, all right, title and interest in the said property listed below:

Being all of Lot No. 137, on the Final Plat, Rivendell Woods Subdivision, Phase 2, Section 3, according to plat and survey appearing of record in Instrument Number 20141104-0101766, of the Register' Office of 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 same property conveyed to Milton Howard Paul, Charles Buford Paul and Allen Gentry Paul by Limited Warranty Deed from Florence Martin, Executrix under the Last Will and Testament of Ethel Paul Reavis, deceased and Special Master by the Court dated August 31, 2001 and recorded September 4, 2001 as Instrument No. 200109040095148, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to C. Paul & Sons Development Company, Inc. by Quit Claim Deed from Charles A. Paul and wife, Darinda Paul dated May 27, 2004 and recorded July 2, 2004 as Instrument No. 200407020079202, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to C. Paul & Sons Development Company, Inc., by Quit Claim Deed from Milton Howard Paul, Charles Buford Paul and Allen Gentry Paul dated July 1, 2004 and recorded July 2, 2004 as Instrument No. 200407020079201, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to C. Paul & Sons Development Company, Inc., by Quit Claim Deed from Milton Howard Paul, Charles Buford Paul and Allen Gentry Paul dated July 1, 2004 and recorded July 2, 2004 in as Instrument No. 200407020079200, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Rivendell, LLC by Quit Claim Deed from Ole South Properties, Inc., dated July 14; 2006 and recorded July 17, 2006 as Instrument No. 200607170085867, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ole South Properties, Inc. by Quit Claim Deed from Rivendell Woods, LLC, a Tennessee Limited Liability Company dated January 5, 2015 and recorded January 13, 2015 in Book as Instrument No. 201501130003486, in said Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded as Instrument No. 20150629-0062111, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kaju Rai and Basanti Rai, Husband and Wife, and Nara Sarki, a Single Man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated July 9, 2015 and recorded August 14, 2015 as Instrument No. 201508140081760, in said Register's Office for Davidson County, Tennessee.

This is improved property located at ***1252 Anduin Avenue, Cane Ridge, TN 37013***

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 18th day of October, 20 16.

Kaju Rai

Basanti Rai

Nara Sarki

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kaju Rai and Basanti Rai,** the bargainor(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 and official seal this 18 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 7-24-17

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nara Sarki,** the bargainor(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 and official seal this 18 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 7-24-17

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 18th day of October, 2016.

NOTARY PUBLIC

My Commission Expires:

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commision Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018