Davidson County	DEEDQC
Recvd: 04/17/17 10:01	2 pgs
Fees:12.00 Taxes:0.00	
20170417-0036666	

This quitclaim deed was prepared with information provided by the parties. No title search was performed.

QUITCLAIM DEED

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2017.

Notary Public

COMMISSION EXPIRES: 9/22/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 277 Mallory Station Road, Ste 102 Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Chhadi Poudel, Bishnu Poudel and Mon Bahadur Poudel (Name)	**Same as Owner**	**16202019300**
5013 Colemont Dr (Address)		
Antioch, TN 37013		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Chhabi Poudel and Bishnu Poudel, husband and wife, hereinafter referred to as Grantors, hereby quitclaim to Chhabi Poudel and Bishnu Poudel, husband and wife, and Mon Bahadur Poudel, married, joint tenants with right of survivorship, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 225, on the Plan of Colewood Acres, Section 3, of record in Plat Book 4175, Page 45, Register's Office for said County, to which Plat reference is hereby made for a more complete and accurate legal description. Thereof.

Being the same property conveyed to Chhabi Poudel and Bishnu Poudel, by deed from Nusredin S. Kestay, a married man, dated 05/16/2014 and recorded 05/27/2014 in instrument number 20140527-0045221, Register's office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, has hereunto set their signatures, on this, the 13th day of April, 2017.

CLP

Chhabi Poudel

Bishnu

Bishnu Poudel

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chhabi Poudel and Bishnu Poudel, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 13th day of April, 2017.

NOTARY PUBLIC

My commission expires: 7-24-17

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

True Copy Certification

I Shelly M Smith, 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.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

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

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY