PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 08/29/17 12:17 3 pgs
Fees:17.00 Taxes:0.00
20170829-0088678

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of August, 2017.

NOTARY PUBLIC
My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS OF NEW OWNER:
4077 Hollis Hill Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel: 147-12-0B-015.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Rudra Subedi,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Rudra Subedi, unmarried and Kalpana Adhikari, unmarried,** tenants in common with rights of survivorship, Grantee.

Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Classic Meadows, of record in Instrument No. 20040715-0084487, Corrected by Surveyors Certificate of Correction as of record in Instrument No. 20050303-0023638, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rudra Subedi, by Warranty deed from Idris Muhammet, married, of record in Instrument No. 20170728-0076654 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 28, 2017.

This is real property commonly known as 4077 Hollis Hill Drive, Nashville, TN 37211.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23rd day of August, 2017.

Rudra Subedi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Rudra Subedi, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd day of August, 2017

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/10/21

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

