Bill Garrett Davidson County
Batch# 10780 DEEDQC
10/10/2017 12:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171010-0103808

Instrument Prepared By:
J. Carlton Drumwright
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

Address New Owners as Follows:
Sam Chamlagai, et. al
7345 Sugarloaf Drive
Nashville, TN 37211

Send Tax Bills To:
NEW OWNER

Map-Parcel:
181-01-0B-182.00CO

STRAWMAN QUITCLAIM DEED
(THIS INSTRUMENT CONTAINS TWO CONVEYANCES)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to divest Leela Chamlagai from the title and to add Dhana Chamlagai and Chandra Kala Chamlagai to the title, **Leela Chamlagai, a married man, and Sam Chamlagai f/k/a Som Chamlagai,** Grantors, do hereby quitclaim and convey their interest unto J. Carlton Drumwright Trustee, Grantee, his successors and/or assigns for the purposes set forth below the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section Three, Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Leela Chamlagai and Som Chamlagai from Lifestyle Home Builders, Inc., by Warranty Deed of record in Instrument No. 20130712-0072387, Register's Office for Davidson County, Tennessee. Som Chamlagai being now known as Sam Chamlagai, pursuant to Order for Name Change in The United States District Court for the Middle District of Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 2ND day of October, 2017.

Leela R. Chamlagai
Leela Chamlagai

Sam Chamlagai
Sam Chamlagai

Jeena Sitaula
Jeena Sitaula
* joins in this conveyance for the purpose of conveying her marital interest

And now, I, the said J. Carlton Drumwright, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Sam Chamlagai , Dhana Chamlagai and Chandra Kala Chamlagai, as tenants in common with right of suvivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 2nd day of October, 2017.

J. Carlton Drumwright, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Leela Chamlagai, Sam Chamlagai and Jeena Sitaula,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2ND day of October, 2017.

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 03-10-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Carlton Drumwright**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2017.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES 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 THE 2nd DAY OF October, 2017.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

