Bill Garrett Davidson County
Batch# 14338 DEEDQC
10/17/2017 10:18:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171017-0106213

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

QUITCLAIM DEED

NEW OWNER:
Bir Bista
1088 Shire Drive
Cane Ridge, TN 37013

SEND TAX BILLS TO:
Same

MAP/PARCEL
174-1-A/98CO

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, **Bir Bista and Goma Bista, husband and wife, and Lalit Bista and Tyla Bista, husband and wife**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Bir Bista, married, and Lalit Bista and Tyla Bista, husband and wife,** GRANTEE, all right, title and interest in the said property listed below:

Being all of Lot No. 21, on the Plan of Final Plat, Rivendell Woods, Phase One, Section Two, according to plat and survey appearing of record in Instrument NO. 20080829-0088935, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Bir Bista and Goma Bista, husband and wife, and Lalit Bista and Tyla Bista, husband and wife, by Warranty Deed dated May 7, 2013 from Ole South Properties, Inc., a Tennessee Corporation, recorded May 14, 2013 in Instrument No. 20130514-0048447 of the Register's Office of Davidson County, Tennessee.

This is improved property located at ***1088 Shire Drive, 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.

This document was prepared without benefit of a title search.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 21 day of Sept, 2017.

Bir Bista

Goma Bista

Lalit Bista

Tyla Bista

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **Bir Bista and Goma Bista**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 7.17.21

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

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **Lalit Bista and Tyla Bista**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 7.17.21

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 21 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 7.17.21

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