Bill Garrett Davidson County
Batch# 63645 DEEDQC
02/28/2018 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180228-0018960

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Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2018.

Notary Public

My commission expires: NOV 0 8 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Krishna B. Gurung	**New Owner**	**141-06-0C-081.00**
3741 Springwater Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, KAMALI GURUNG, a single woman and KRISHNA B GURUNG aka KRISHNA GURUNG and wife LAXMI GURUNG, " GRANTOR(S)", by these presents, do hereby quitclaim and convey KRISHNA B. GURUNG and LAXMI GURUNG, husband and wife and KAMALI GURUNG, a single woman, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Riverbridge Community, Phase 1B, a Planned Unit Development, of record in Instrument No. 20030709-0094605, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Kamali Gurung and Krisna Gurung by deed from Kyle B. Ali and Danielle Ali, husband and wife, dated 9/7/16 of record in Instrument No. 20160912-0095761, Register's Office of Davidson County, Tennessee. And corrected by Scrivener's Affidavit in Instrument # 20170214-0015204, said register's office.

By way of recital, the purpose of this instrument is to correctly vest title to the subject property.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property bears the street address of 3741 Springwater Drive, Nashville, TN 37221.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 27th day of February, 2018.

KRISHNA B. GURUNG

LAXMI GURUNG

KAMALI GURUNG

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Krishna B. Gurung and Laxmi Gurung and Kamali Gurung , the within named Grantor(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 at office in Nashville, Tennessee this 27th day of February, 2018.

Notary Public

My Commission Expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

