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

Karen Johnson Davidson County
Batch# 191942 DEEDQC
02/05/2019 10:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190205-0010893

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Ram Rai Binod Rai 309 Jenny Murff Drive Antioch, TN 37013	~~Same~~ New Owner	162-03-0-062.00

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, **Ram Rai and Sanchi Rai, husband and wife; and Binod Rai, a single man**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Ram Rai, married man, and Binod Rai, single man** GRANTEE, all right, title and interest in the said property listed below:

Land in Davidson County, Tennessee, being Lot Number 188 on the Plan of Antioch Park, Section 3, as of record in Book 4460, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ram Rai and Sanchi Rai, husband and wife, and Binod Rai, a single man by Deed from Douglas Adams and Tonya Adams of record in Instrument No. 20170124-0007806, Register's Office for Davidson County, Tennessee.

This is improved property located at ***309 Jenny Murff Drive, Antioch, 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 INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTOR, NO TITLE SEARCH WAS PERFORMED.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 1 day of February, 2019.

Ram Rai

Sanchi Rai

Binod Rai

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **Ram Rai, Sanchi Rai, and Binod Rai,** 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 1 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 7.17.21

STATE OF TENNESSEE
COUNTY OF Davidson

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

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 1 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 7.17.21

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

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019