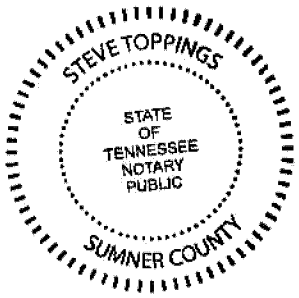
FILE NUMBER
MAI-2000501(2)

Karen Johnson Davidson County
Batch# 354378 DEEDQC
02/06/2020 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200206-0013963

QUITCLAIM DEED



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 1-29-20

Notary Public

COMMISSION EXPIRES: 12-23-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Sovit Bista and Mina Kattell	Sovit Bista and Mina Kattell	174 01 0A 143.00
(Name) 1228 Anduin Avenue Antioch, TN 37013	1228 Anduin Avenue Antioch, TN 37013	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Sovit Bista, a married man and Nar Bista, an single woman**, hereinafter referred to as Grantor(s), hereby quitclaim to **Sovit Bista and Mina Kattel, husband and wife**, his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in DAVIDSON County, State of Tennessee, to wit

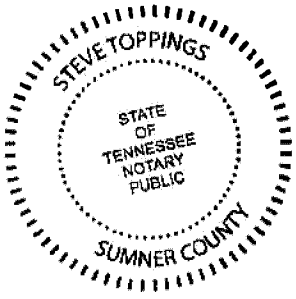
Being all of Lot No. 143, on the plan of Final Plat, Rivendell Woods, Subdivision, Phase 2, Section 2 according to plat and survey appearing of record in Instrument Number 20130812-0084220, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Sovit Bista and Lila Koirala, husband and wife and Nar Bista, a single woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated March 21, 2014 and recorded March 28, 2014, as Instrument No. 201403280025671, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sovit Bista by Final Decree of Divorce from Lila Koirala dated March 1, 2016, recorded March 15, 2016, in Instrument Number 201603150024495, in said Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the 27th of January, 2020.



Nar Bista

Sovit Bista

STATE OF TENNESSEE

COUNTY OF Davidson

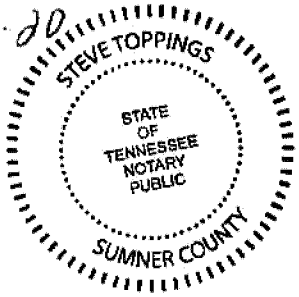
I, Steve Toppings, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that **Sovit Bista, a married man** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27 of January, 2020.

Notary Public

My Commission Expires: 12-23-20

(SEAL)



STATE OF TENNESSEE

COUNTY OF Davidson

I, Steve Toppings, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that **Nar Bista, a single woman** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27 of January, 2020.

Notary Public

My Commission Expires: 12-23-20

(SEAL)

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)