Karen Johnson Davidson County
Batch# 369366 DEEDQC
03/09/2020 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200309-0026212

THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

# QUIT CLAIM DEED

Return To:
Puspa Adhikari
5197 Preserve Blvd
Antioch, Tennessee 37013

New Owner(S) Address &
Mail Tax Statements To:
Puspa Adhikari
5197 Preserve Blvd
Antioch, Tennessee 37013

Property Tax ID#: 175-06-0A-139.00
File #: TN570671

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, PUSPA ADHIKARI, AN UNMARRIED MAN AND RUDRA DAHAL, AN UNMARRIED MAN, as Grantor, hereby convey all rights, titles and interests that I may have in to PUSPA ADHIKARI, AN UNMARRIED MAN, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A**

Parcel ID: 175-06-0A-139.00

Property Address: 5197 Preserve Blvd, Antioch, Tennessee 37013

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 23rd day of February, 2020.

PUSPA ADHIKARI

RUDRA DAHAL

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, PUSPA ADHIKARI AND RUDRA DAHAL, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of February, 2020.

Notary Public
My Commission expires: 10/26/2021

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me this the 23rd day of February, 2020.

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

Notary
My Commission expires: 10/26/2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

# EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 95 (Ninety-Five) on the Plan of Final Plat Phase I, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision", A Planned Unit Development, according to Plat and Survey appearing of record in Instrument Number 20061031-0135248, 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 that same property conveyed to Puspa Adhikari, an unmarried man and Rudra Dahal, an unmarried man by Deed from Robert G. Lyda and Charity A. Lyda, husband and wife, and Reva Ann Fox, an unmarried woman dated January 13, 2017 and recorded January 19, 2017 in Instrument No. 20170119-0005817 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

Commonly Known As: 5197 Preserve Blvd, Antioch, TN 37013
Parcel ID: 175-06-0A-139.00

# True Copy Certification

I, Darell Near, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, Jennifer Gillis, a notary public for this county and state, Darell Near, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Gillis
Notary's Signature

My Commission Expires: 08/28/2020

Notary' Seal (if on paper)

JENNIFER GILLIS
MY COMMISSION # GG 025131
EXPIRES: August 28, 2020
Bonded Thru Notary Public Underwriters