Karen Johnson Davidson County
Batch# 376400 DEEDQC
03/24/2020 09:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200324-0031780

SEND TAX BILLS TO:
Name and Address of New Owner:
Suman Chaudhuri and Olivia Estelle Bishop
1537 Crosswind Drive
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
Tennessee Title Services, LLC
547 M. Mt. Juliet Rd., Ste 290
Mt. Juliet, TN 37122
File MQ20-0140

Map & Parcel No: 172-15-0A-171.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **1 Bishop Realty, LLC, a TX limited liability company** "the Grantor," convey and quitclaim unto **Suman Chaudhuri and Olivia Estelle Bishop, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 207, as shown on the map entitled Plan of Holt Woods, Section Ten, of record on Plat Book 9700, Pages 281 and 282, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 1 Bishop Realty, LLC by Warranty deed from William J. Hart and wife, Leslie M. Hart of record in Instrument No. 20160706-0069166 Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on July 06, 2016.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.



202003240031780

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 13th day of April, 2020.

1 Bishop Realty, LLC

_____ (SEAL)
David R. Bishop, Manager

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **David R. Bishop,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Manager** of **1 Bishop Realty, LLC**, the within named bargainor, a **Texas limited liability company**, and that he as such **Manager**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as **Manager**.

WITNESS my hand and official seal this 17th **day of** March **, 2020.**

VERONICA VILLEGAS
Notary ID #131929797
My Commission Expires
March 13, 2023

_____
Notary Public
My commission expires: March 13, 2020

AFFIDAVIT OF VALUE

STATE OF _____)
COUNTY OF _____)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)
Sworn to and subscribed before me this 13th day of April, 2020.

Veronica Villegas
Notary Public
My commission expires: March 13, 2020

VERONICA VILLEGAS
Notary ID #131929797
My Commission Expires
March 13, 2023

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Map & Parcel No: 172-15-0A-171.00-CO

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Wilson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)
Sworn to and subscribed before me this 13th day of April, 2020.

Notary Public
My Commission Expires:

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell**, 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.

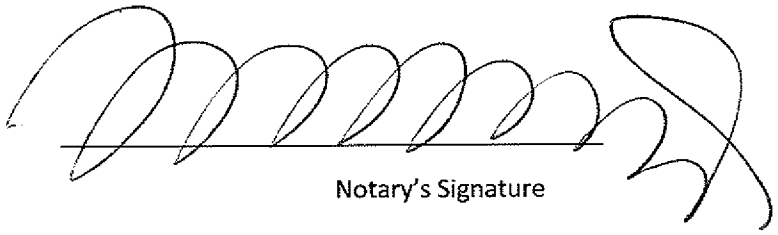


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

