QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 424922 DEEDQC
06/24/2020 11:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200624-0068090

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

Teresa Dowell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24 DAY OF June, 2020.

Regina V Sullo
NOTARY PUBLIC

My Commission expires: 11-9-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-9-2022

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:
Rajendra Bhakta	SAME
5400 Mt. View Road	
(ADDRESS)	(ADDRESS)
Antioch, Tennessee 37013-3145	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)

MAP & PARCEL N: 163-00-0-339.00

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RAM SAI, LLC

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

RAJENDRA BHAKTA

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is improved property, known as: **5400 Mt. View Road, Antioch, Tennessee 37013-3145**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24 day of June 2020.

Ram Sai, LLC
By: Rajendra Bhakta (Managing Member)

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 2 OF THE REVISION ONE PLAN OF RESUBDIVISION OF LOTS 2 AND 3, THE CROSSINGS AT HICKORY HOLLOW, OF RECORD IN INSTRUMENT NO. 20010924-0102891, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME CONVEYED TO RAM SAI, LLC, BY WARRANTY DEED FROM CHRISTOPHER W. CHUNG AND HYUN H. CHUNG, HUSBAND AND WIFE, RECORDED ON SEPTEMBER 23, 2016, OF RECORD IN INSTRUMENT NO. 20160923-0100692, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN }
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Rajendra Bhakta**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence) and who acknowledged himself to be the managing member of Ram Sai, LLC, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24 day of June 2020.

My Commission expires: 11-6-21

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. 11-6-2021

Regina V Sullo
Notary Public

Certificate of Authenticity

I, John A Beal IV, 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.

State of TN
County of Davidson

Signature

Personally appeared before me, Dillard Cochran, a notary public for the county and state, John A Beal IV, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

STATE OF TENNESSEE NOTARY PUBLIC
DELANA LOWHORN
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 3/8/2021

Notary's Seal (if on paper)