Karen Johnson Davidson County
Batch# 471799 DEEDQC
09/08/2020 02:20:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200908-0102156

THIS INSTRUMENT WAS PREPARED BY:

STEWART TITLE COMPANY
100 BLUEGRASS COMMONS BLVD, STE 115
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY:
INFORMATION FURNISHED BY THE PARTIES.

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF September, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Bark Investment, LLC	SAME AS NEW OWNER	097 02 0A 079.00
(NAME)	(NAME)	
142 Fieldcrest Circle		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANIL TULADHAR** with full power to sell, mortgage, transfer and convey without the necessity of joinder of any other person, heirs and assigns, "GRANTOR", by these presents, does hereby quitclaim and convey unto **BARK INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called "GRANTEE", their successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577, and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anil Tuladhar, a married man by Warranty Deed from Maxwell Allen DeRussy, a married man dated 03/31/20 and recorded 04/08/2020 in Instrument No. 20180705-0064789, in said Register's Office for Davidson County, Tennessee.

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

This is **improved** property.

WITNESS our hands this 1st day of **September, 2020.**

Anil Tuladhar

STATE OF **TENNESSEE**
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ANIL TULADHAR,** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand this 1st day of **September, 2020.**

Notary Public

My Commission Expires:

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

