Karen Johnson Davidson County
Batch# 478152 DEEDQC
09/17/2020 03:47:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200917-0106878

REGISTER'S USE ONLY:

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 17 DAY OF September 2020.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: May 9 2023

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Devi Rizal and Prem Rizal
6157 Old Forest Road
Cane Ridge, TN 37013

NEW OWNER:
Devi Rizal and Prem Rizal
6157 Old Forest Road
Cane Ridge, TN 37013

QUIT CLAIM DEED

This indenture is made and entered into this 17th day of September, 2020 between JANUKA RIZAL, a married person (hereinafter referred to as "GRANTOR") and DEVI RIZAL, a married person, and PREM RIZAL, an unmarried person, as equal undivided tenants in common (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 199 on the plan of Rivendell Woods, Phase 4, of record in Instrument No. 20150724-0072969, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Devi Rizal and Januka Rizal, husband and wife, and Prem Rizal, an unmarried woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated March 30, 2016 and recorded April 12, 2016 as Instrument No. 20160412-0034917, in said Register's Office for Davidson County, Tennessee.

TAX PARCEL # 174 01 0A 199.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 6157 Old Forest Road, Cane Ridge, TN 37013.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

JANUKA RIZAL

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JANUKA RIZAL, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 17 day of September, 2020.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 7-17-24

True Copy Certification

I, Tameika Jones, do hereby make the 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.

Tameika Jones

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY