REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 504895 DEEDQC
10/30/2020 08:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201030-0126469

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

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 13 DAY OF October, 2020.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 7/2/21

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

SEND TAX BILLS TO:
Jai B. Gautam and Nishila Karki
1229 Anduin Avenue
Cane Ridge, TN 37013

NEW OWNER:
Jai B. Gautam and Nishil Karki
1229 Anduin Avenue
Cane Ridge, TN 37013

QUIT CLAIM DEED

This indenture is made and entered into this 13 day of October, 2020 between JAI GAUTAM AND RAN GAUTAM (hereinafter referred to as "GRANTOR") and JAI B. GAUTAM AND NISHILA KARKI, husband and wife (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. 119 on the plan of Rivendell Woods, Phase 2, Section 2, according to plat and survey appearing of record in Instrument No. 20130812-0084220, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Jai Gautam, a single man, and Ran Gautam, a married man, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated January 30, 2014 and filed February 11, 2014 of record in Instrument No. 20140211-0012028, in the Register's Office of Davidson County, Tennessee.

TAX PARCEL # 174 01 0A 144.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1229 Anduin Avenue, 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.

It is the sole purpose of this instrument to convey the interest of Ran Gautam and to create an estate by the entireties in and to the interest in the above-described tract or parcel of land previously held by the Grantor pursuant to Section 66-1-109 of the Tennessee Code Annotated, as most recently amended.

DURGA ADHIKARI joins in the execution of this instrument for the purpose of conveying her marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute in the above-described property.

[SIGNATURES ON FOLLOWING PAGES]

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

JAI GAUTAM

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JAI GAUTAM, 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 13th day of October, 2020.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 7-17-24

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

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

RAN GAUTAM

DURGA ADHIKARI

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared RAN GAUTAM AND DURGA ADHIKARI, 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 13th day of October, 2020.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 7-17-21

True Copy Certification

Tamcika Jones, do hereby make the oath that I am a licensed attorney d/or custodian of the electronic version of the attached document tendered · registration herewith, and that this is a true and correct copy of the original cument executed and authenticated according to law.

Tamcika Jones

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

tate of Tennessee

ounty of Williamson

ersonally appeared before me, Christie Perry a notary public for this county nd state, Tamcika Jones who acknowledges that this certification of an lectronic 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