Karen Johnson Davidson County
Batch# 529486 DEEDQC
12/10/2020 12:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201210-0144640

Commitment Number: 27230210
Seller's Loan Number: 103840407

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Bezalel Bahadur Bhujel, 2405 Edencrest Dr, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149 15 0A 344.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Bahadur Bhujel, A/K/A Bezalel Bahadur Bhujel, a married man,, whose mailing address is **2405 Edencrest Dr, Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Bezalel Bahadur Bhujel, a married man**, hereinafter grantee, whose tax mailing address is **2405 Edencrest Dr, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2405 Edencrest Dr, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170609-0058020 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149 15 0A 344.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 9/26/, 2020:

Bahadur Bhujel AKA

Bahadur Bhujel, A/K/A Bezalel Bahadur Bhujel

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept 26, 2020 by **Bahadur Bhujel, A/K/A Bezalel Bahadur Bhujel** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Gloria M. Jackson

Notary Public

Exp. 3.8.2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 24 day of Sept, 2020.

Affiant

Bezalel Bahadur Bhakiel
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:
3-8-2021

Gloria M. Jackson
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Cambridge Forest Phase Four of record in Instrument No. 20020813-0098017, Register's Office for said County to which Plan reference is hereby made for a more complete description. Being the same parcel conveyed to Bahadur Bhujel from Henry L. Johnson and Patricia A. Johnson, by virtue of a deed dated 6/9/2017, recorded 6/9/2017, as instrument no. 20170609-0058020 county of Davidson , state of Tennessee. Assessor's Parcel No: 149 15 0A 344.00

True Copy Cerification

I, Jaimi Petrosky, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jaime Petrosky
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jaimi Petrosky, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature ~~I have witnessed~~.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries