Karen Johnson Davidson County
Batch# 567664 DEEDQC
02/03/2021 03:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210203-0015939

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

ADDRESS OF NEW OWNER:
Tika Ram Rai and Mangali Maya Rai
108 Sundown Drive
Antioch, TN 37013

AFFIANT

Subscribed and sworn to before me this 26th day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 12-18-23

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SEND TAX BILLS TO:
New Owner
108 Sundown Dr.
Antioch TN 37013

Map & Parcel: 182-01-0A-041.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Tika Rai, a single man, and Dhana Rai, a married man,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Tika Ram Rai, unmarried, and Mangali Maya Rai, married,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Section One of Phase One, Sunset Hills, of record in Plat at Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tika Rai, a single man, and Dhana Rai, married, by Warranty Deed, from Meghan H. Creech and James Adam Creech, of record in Instrument No. 20180621-0059885, Register's Office for Davidson County, Tennessee. Tika Rai and Tika Ram Rai being one and the same person.

This is real property commonly known as 108 Sundown Drive, Antioch, Tennessee 37013.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the _____ day of January, 2021.

Tika Rai

Dhana Rai

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Tika Rai, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 26th day of January, 2021.

Notary Public

CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/11/21

STATE OF OHIO
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dhana Rai, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of January, 2021.

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 2nd day of January, 2021.

Tika Rai

DW
Dhana Rai

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Tika Rai, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of January, 2021.

Notary Public

My Commission Expires:

STATE OF OHIO
COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dhana Rai, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 2 day of February, 2021.

Notary Public

My Commission Expires:

RICHARD A. JOBE
Notary Public, State of Ohio
My Comm. Expires Nov. 18, 2023

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

