This Instrument Prepared by:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075

Reference Number:_____

Karen Johnson Davidson County
Batch# 588863 DEEDQC
03/10/2021 02:40:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210310-0031686

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Rachel McNab for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto Rachel McNab and husband, Prashanth Pandurangaiah, a married couple, as tenants in the entirety, the following described real estate located in Davidson County of Hermitage, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 484 on the Plan of Hermitage Hills, Section Five, of record in Book 3300, Pages 1 and 2, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Said Lot No. 484 fronts 80 feet on the northerly side of Bonnameade Drive and extends back 200 feet on the easterly line and 175 feet on the westerly line to a dead line measuring 83.87 feet thereon.

This is improved property, known as 5020 Bonnameade Drive, Hermitage, TN 37076.

Being the same property conveyed to Rachel McNab, an individual, by Warranty Deed from Norman Alan McNab and wife, Kimberly W. McNab, a married couple, by virtue of a deed dated June 24, 2019, and recorded July 17, 2019, at Instrument Number 20190717-0069774, Register of Deeds, County of Davidson, state of Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

IN TESTIMONY THEREOF I have executed this instrument this 10th day of March, 2021.

X Rachel McNab
Rachel McNab, Grantor

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Rachel McNab and Prashanth Pandurangaiah 209 Bonnavue Drive Hermitage, TN 37076	Rachel McNab and Prashanth Pandurangaiah 209 Bonnavue Drive Hermitage, TN 37076	074-16-4

STATE OF Tennessee
COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RACHEL MCNAB to me known to be the person described in and who executed the foregoing, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 10th day of March, 2021.

Notary Public

STATE OF Tennessee
COUNTY OF Sumner

I, or we, hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:

Name: Rachel McNab and
Prashanth Pandurangaiah
Address: 209 Bonnavue Drive
Hermitage, TN 37076

Rachel McNab, Grantee

Prashanth Pandurangaiah, Grantee

Subscribed and sworn to before me this 10th day of March, 2021.

Notary Public: