Karen Johnson Davidson County
Batch# 589330 DEEDQC
03/11/2021 11:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210311-0032315

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$0.00**

Affiant

Subscribed and sworn to before me, this 5th day of **March, 2021.**

Notary Public
My commission expires: _____

CHRISTINE HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-17-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
383 E MAIN ST., STE 110
HENDERSONVILLE, TN 37075

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Suk Rai	**Castle & Cooke Mortgage LLC**	**174010C13500CO**
1150 Silvermoon Drive	**13751 S. Wadsworth Park Drive, Suite 101**	Account Number:
Antioch, TN 37013	**Draper, UT 84020**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Gangi Maya Rai, An Unmarried Woman**" GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Suk Rai, An Unmarried Man**, all right, title and interest in the following described real estate in the State of Tennessee, **Rutherford** County being more particularly described as follows:

Being all of Lot No. 135, on the plan of Rivendell Woods Subdivision Phase 2, Section 3, according to plat and survey appearing of record in Instrument Number 20141104-0101766, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Suk Rai and Gangi Maya Rai, husband and wife from Suk Sarki and Krishna Sarki, husband and wife by Warranty Deed dated November 15, 2017, of record in Instrument No. 20171116-0117818, Register's Office for Davidson County, Tennessee.

By executing this Quitclaim Deed, **Gangi Maya Rai**, hereby **Releases** all right, title, and interest in and to the aforementioned property, including any lien or right to receive any payment related to the property pursuant to the parties Final Decree of Dissolution of Marriage entered by the District Court of Adams County, Colorado; Case No: 2020DR30356.

HE2021-0027

Further, **Gangi Maya Rai**, confirms by executing this Quitclaim Deed that any payment she is due pursuant to the Final Decree has been made or will be made separate from the transfer of this property and she hereby releases any interest she has in the property whatsoever.

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

Witness my/our hand(s) this 5th day of **March, 2021.**

Gangi Maya Rai

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Gangi Maya Rai,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of **March, 2021.**

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 11-20-2023

True Copy Certification

I, **Pamela Matheney**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE
County of SUMNER

Personally, appeared before me, **Christine Hutchinson**, a notary public for this county and state, **Pamela Matheney**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTINE HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-17-2021

Notary's Signature
My Commission Expires: _____

HE2021-0027