Karen Johnson Davidson County
Batch# 591307 DEEDQC
03/12/2021 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210312-0033547

PREPARED BY:
Closed 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.

AFFIANT

Subscribed and sworn to before me
this 02 day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 01/26/2022

ADDRESS OF NEW OWNER:
Buddhi Raj Majhi, Et al.
1292 Blairfield Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel: 174-11-0A-104.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Sahahangma Subba,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Buddhi Raj Majhi, unmarried, and Sarada Magar, unmarried, as joint tenants with right of survivorship** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Cane Ridge Farm, Phase One, Section Three, of record in Instrument No. 20020712-0084136, Owners Certificate of Correction in Instrument No. 20030210-0018021, 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 Buddhi Raj Majhi, a married man, and Sahahangma Subba, a married woman, from Raymond Temple and Carla Louise Temple, by Warranty Deed, of record in Instrument No. 20200921-0107493, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1292 Blairfield 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 6 day of March, 2021.

Sahahangma Subba

STATE OF GA

COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Sahahangma Subba, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained. ID#GA060902902

Witness my hand and seal, at office, this 6 day of March, 2021.

Notary Public

My Commission Expires: 01/26/2022

Abraham Ghidey
NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires 01/26/2022

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

