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

Karen Johnson Davidson County
Batch# 592562 DEEDQC
03/16/2021 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210316-0034598

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

ADDRESS OF NEW OWNER:
Durga Pradhan, Et ux.
612 Tuscarora Court
Antioch, TN 37013

AFFIANT

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 9th day of March, 2021.

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 12-18-22

Map & Parcel: 162-03-0-299.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Durga Pradhan and Apsana Pradhan,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Durga Pradhan and Boj Joshi, husband and wife,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Haywood Hills, Section Three, of record in Plat Book 4460, Pages 164 and 165, in the 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 Durga Pradhan and Apsana Pradhan from Me Reh, by Warranty Deed, of record in Instrument No. 20190211-0012470, Register's Office for Davidson County, Tennessee. Durga Pradhan and Apsana Pradhan having been identified as husband and wife in prior deed, when in fact they are not married to each other; Apsana Pradhan being the niece of Durga Pradhan.

This is real property commonly known as 612 Tuscarora Court, 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 9th day of March, 2021.

Durga Pradhan

Apsana Pradhan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Durga Pradhan and Apsana Pradhan, 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 9th day of March, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

