Karen Johnson Davidson County
Batch# 594073 DEEDQC
03/17/2021 12:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210317-0035347

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 11th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Pema Tamang
1464 Ohara Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel: 174 11 0A 028.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Santa M. Majhi, unmarried,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Pema Tamang, a married man,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 21 on the Plan of Cane Ridge Farms, Phase One, Section Two, First Revision, of record in Instrument No. 20020712-0084135, 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 Pema Tamang, a married man, and Bal B. Majhi and Santa M. Majhi, husband and wife, from Than Htay k/n/a May Yadanar and Say Lah Chit, by Warranty Deed, of record in Instrument No. 20190524-0049477, Register's Office for Davidson County, Tennessee. Bal B. Majhi, having since died April 23, 2020, his interest in said property vesting in Santa M. Majhi as surviving tenant by the entirety.

This is real property commonly known as 1464 Ohara Drive, Antioch, TN 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 11th day of March, 2021.

Santa M. Majhi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Santa M. Majhi, 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.

Witness my hand and seal, at office, this 11th day of March, 2021.

Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
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

