Karen Johnson Davidson County
Batch# 609401 DEEDQC
04/07/2021 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210407-0045949

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.

Elizabeth J Barnes
AFFIANT

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me
this 1st day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 10/11/21

ADDRESS OF NEW OWNER:
Khadka B. Rai
5608 Cedar Ash Crossing
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel: 164-13-0-026.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Ganja M. Rai, unmarried,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Khadka B. Rai, an unmarried man,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 321 on the Plan of Final Plat, Section One, Asheford Crossing of record in Plat Book 7900, Page 937, 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 Khadka B. Rai, a married man, and Ganja M. Rai, an unmarried woman, from Oliver Arellano, Oliver Arellano Rayo and Karla Torres, by Warranty Deed, of record in Instrument No. 20180411-0034027, Register's Office for Davidson County, Tennessee. Khadka B. Rai having incorrectly been identified as "a married man" in said Warranty Deed.

This is real property commonly known as 5608 Cedar Ash Crossing, 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 31 day of March, 2021.

Ganja M. Rai

STATE OF Ohio
COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ganja M. Rai, 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 31st day of March, 2021.

Notary Public

My Commission Expires: 08/26/2024

Notarial Seal
STATE OF OHIO

Leah R Caskey
Notary Public. State of Ohio
My Commission Expires
August 26, 2024

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

