Karen Johnson Davidson County
Batch# 616229 DEEDQC
04/16/2021 09:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210416-0050934

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.

ADDRESS OF NEW OWNER:
Lalit Bista and Tila Bista
1088 Shire Drive
Antioch, TN 37013

AFFIANT

SEND TAX BILLS TO:
New Owner

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

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map & Parcel: 174-01-0A-098.00-CO

NOTARY PUBLIC
My Commission Expires: 10/11/21

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Bir Bista,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Lalit Bista and wife, Tila Bista aka Tyla Bista,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Plat of Rivendell Woods, Phase One - Section Two of record in Plat at Instrument No. 20080829-0088935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bir Bista, married, and Lalit Bista and Tyla Bista, husband and wife by Quitclaim deed from Bir Bista, married, and Lalit Bista and Tyla Bista, husband and wife of record in Instrument No. 20171017-0106213 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 17, 2017. Tyla Bista and Tila Bista being one and the same person.

This is real property commonly known as 1088 Shire 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 9th day of April, 2021.

Bir Bista

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal, at office, this 9th day of April, 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

