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

Karen Johnson Davidson County
Batch# 617313 DEEDQC
04/19/2021 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210419-0051569

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 15th day of April, 2021..

NOTARY PUBLIC
My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Bhakti R. Mainali
5012 Luker Lane
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel:

162-02-0A-031.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Dambar K. Pokhrel, an unmarried woma,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Bhakti R. Mainali, a married man,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Spencer Hill, Section Two, of record in Plat at Instrument Number 20071115-0134114, 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 Bhakti R. Mainali, a married man, and Dambar K. Pokhrel, an unmarried woman, by Deed dated July 27, 2018, and recorded July 27, 2018, from Felicia Scribner and James V. Scribner, wife and husband, in Instrument Number 20180727-0073469, in the Register's Office for Davidson County, Tennessee.

This is real property commonly known as 5012 Luker Lane, 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 7th day of April, 2021.

Dambar K. Pokhrel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dambar K. Pokhrel, with whom I am personally acquainted (or who proved to me his/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 7th day of April, 2021.

Notary Public

My Commission Expires: 12-18-22



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

