Karen Johnson Davidson County
Batch# 618679 DEEDQC
04/20/2021 10:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210420-0052697

THIS INSTRUMENT PREPARED BY:
Kathleen Hale McClellan, Attorney
HALE and HALE, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Santa Man Rai and **Sita Devi Rai** **1085 Shire Drive** **Antioch, TN 37013**	**New Owner**	**174-01-0A-104-00**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Santa Man Rai, a married man, and Nar Bahadur Rai, a single man** (hereinafter individually and collectively called the **"Grantor"**), hereby quitclaim and convey all of their right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **Santa Man Rai and Sita Devi Rai, husband and wife,** (hereinafter individually and collectively called the **"Grantee"**), their heirs and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee being Lot No. 227, Final Plat, Rivendell Woods, Phase One, Section Two, according to plat and survey appearing of record in Instrument No. 20080829-0088935, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Santa Man Rai, a married man and Nar Bahadur Rai, a single man, by Warranty Deed from Rup Subedi, an unmarried man and Tulsi Subedi, an unmarried man, dated August 17, 2018, of record in Instrument No. 20180817-0081904, Register's Office for Davidson County, Tennessee.

This property is known as **1085 Shire Drive, Antioch, TN 37013**.

[The remainder of this page is left blank intentionally.
Signatures appear on the following page.]

Effective the 13th **day of** April **, 2021.**

Santa Rai
Santa Man Rai

Nar Bahadur Rai

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Santa Man Rai**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th **day of April, 2021.**

My commission expires: 11/10/2024

Notary Public

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission E...

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Nar Bahadur Rai**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th **day of April, 2021.**

My commission expires: 11/10/2024

Notary Public

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-16-2024

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 13th **day of April, 2021.**

My commission expires: 10/29/2023

Amy T. Nelson
Notary Public

AMY T. NELSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-29-2023

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

My Commission Expires: 10/29/2023

