Karen Johnson Davidson County
Batch# 624842 DEEDQC
04/29/2021 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210429-0057088

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$0.00**

Affiant

Subscribed and sworn to before me, this 27th day of **April, 2021.**

Notary Public
My commission expires:

CHRISTINE HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-17-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
383 E MAIN ST., STE 110
HENDERSONVILLE, TN 37075

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Suraj Rai **Manu Subba Rai**	**New Owner**	**173040A24000CO**
4812 Aaron Drive **Antioch, TN 37013**		Account Number:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Suraj Rai, a married man and Sancha Subba, a married woman** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Suraj Rai and Manu Subba Rai, husband and wife** all right, title and interest in the following described real estate in the State of Tennessee, **Davidson** County being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 369 on the Plan of Oak Highlands, a Planned Unit Development, Section Two, as of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Suraj Rai, a married man and Sancha Subba, a married woman from Robert S. Poole and Kathleen W. Poole, husband and wife by Warranty Deed dated August 30, 2017, of recorded in Instrument No. 20170905-0090971, Register's Office for Davidson County, Tennessee.

Said property was not the residence of Sancha Subba and was for her investment purposes only.

This is **improved** property known as **4812 Aaron Drive, Antioch, TN 37013**.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 22nd day of **April, 2021**.

Suraj Rai

Sancha Subba

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Suraj Rai,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of **April, 2021**.

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 11-20-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sancha Subba,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of **April, 2021**.

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 11-20-2023

True Copy Certification

I, Christine Hutchinson 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.

Signature

State of Tennessee

County of Sumner

Personally, appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

