RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 625517 DEEDQC
04/29/2021 09:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210429-0057311

File No.: TN2115467

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2021.

NOTARY PUBLIC

My commission expires: 3-8-22

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Sanjay Rai 1236 Canyon Ridge Ct. Antioch, Tn 37013	NEW OWNER	14-07-0B-046.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Deepak Rai, an unmarried man,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Sanjay Rai, an unmarried man,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 216 on the Final Plat of Canyon Ridge, Phase Two, of record in Instrument #20031124-0170362, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deepak Rai, an unmarried man, and Sanjay Rai, an unmarried man, as tenants in common with rights of survivorship, from Trustee, Inc., as Trustee of the 1236 Canyon Ridge Trust, by Warranty Deed dated July 3, 2019 and recorded July 5, 2019 in Instrument #20190705-0065647, said Register's Office.

The address of the herein described property is believed to be 1236 Canyon Ridge Court, Antioch, TN 37013.

WITNESS MY HAND, this 6th day of March, 2021.

Deepak Rai

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, **Deepak Rai, an unmarried man**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 6th day of March, 2021.

Jacqueline G Brown
Notary Public

Jacqueline G Brown
Printed Notary Name

My commission expires: 1-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Jennifer L. Pennell,** 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022