Karen Johnson Davidson County
Batch# 629723 DEEDQC
05/05/2021 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210505-0060544

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.

AFFIANT

Subscribed and sworn to before me
this 23rd day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Karma Tamang and Karna Subba
1154 Silver Moon Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel: 174-01-0C-134.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Buddhi M. Limbu, unmarried,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Karma Tamang and Karna Subba, husband and wife,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Final Plat for Rivendell Woods Subdivision, Phase 2, Section 3 of record in Plat at Instrument No. 20141104-0101766, 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 Karma Tamang and Buddhi M. Limbu, as joint tenants by Warranty deed from Kunta Subba and Birkha Subba, wife and husband of record in Instrument No. 20190515-0045797 Register's Office for Davidson County, Tennessee, dated May 14, 2019 and recorded on May 15, 2019.

This is real property commonly known as 1154 Silver Moon Drive, 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 _____ day of April, 2021.

Buddhi M. Limbu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Buddhi M. Limbu, 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 he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd 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

