Karen Johnson Davidson County
Batch# 642317 DEEDQC
05/21/2021 12:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210521-0069506

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 7th day of May, **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 East Main Street, 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:
Sha Rai **Mon Rai**	**New Owner**	**182010A04000CO**
112 Sundown Drive		Account Number:
Antioch, TN 37013		

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, t he receipt and sufficiency of which are hereby acknowledged **Nir Rai, an unmarried person and Kirti Maya Rai , a married person and Mon Rai, an unmarried person** "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Sha Rai, a married perso n and Mon Rai, an unmarried person,** herein called "GRANTEE(S)", their successors, heirs and assigns all right, title and interest in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to -wit:

Land in Davidson County, Tennessee being Lot No. 197 on the Plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennes see, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nir Rai, an unmarried person, Kirti Maya Rai, a married person, and Mon Rai, an unmarried person by Warranty Deed from Jarnail Singh G rewal and Dhan Grewal, husband and wife dated June 21, 2018 of record in Instrument No. 20180625 -0060841, Register's Office for Davidson County, Tennessee.

The above described property has never been the residence of Nir Rai or Kirti Maya Rai.

This is **improved** property known as **112 Sundown Drive, Antioch, TN 37013.**

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

Witness my/our hand(s) this 7th day of **May, 2021**.

Nir Rai

K I R

Kirti Maya Rai

Mon Rai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Nir 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 7th day of **May, 2021**.

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

Notary Public
My Commission Expires: 11-20-2023

STATE OF OHIO
COUNTY OF Summit

Personally appeared before me, a Notary Public of said County and State, **Kirti Maya 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 11th day of **May, 2021**.

NOTARY PUBLIC STATE OF OHIO

SEVASMIA K. MCANINCH
Notary Public, State of Ohio
My Comm. Expires Nov. 18, 2023

Notary Public
My Commission Expires: 11/18/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Mon 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 7th day of **May, 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)

