Karen Johnson Davidson County
Batch# 649345 DEEDQC
06/04/2021 08:59:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210604-0075006

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 26th day of **May, 2021.**

Notary Public
My commission expires:

NOTARY PUBLIC
Pamela BJ Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

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:
Santi Rai	**New Owner**	**147120B02600CO**
4060 Hollis Hill Drive		Account Number:
Nashville, TN 37211		

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 **Bir Rai and Amrita Rai, husband and wife, joint tenants with right of survivorship** "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Santi Rai, a single man,** 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. 26, on the Final Plat of Classic Meadows, of record in Instrument No. 20040715-0084487, and by Certificate of Correction of record in Instrument No. 20050303-0023638, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Santi Rai, a single man and Bir Rai and Amrita Rai, husband and wife, joint tenants with right of survivorship from Rebar H. Mohammad and wife, Shafiqa Salih by Warranty Deed dated March 17, 2017 of record in Instrument No. 20170328-0029997, Register's Office for Davidson County, Tennessee.

This is **improved** property known as **4060 Hollis Hill Drive, Nashville, TN 37211.**

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

Witness my/our hand(s) this 25 day of **May, 2021**.

BR
Bir Rai

AR
Amrita Rai

STATE OF Pennsylvania
COUNTY OF Dauphin

Personally appeared before me, a Notary Public of said County and State, **Bir Rai, Kirti and Amrita 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 25 day of **May, 2021**.

Commonwealth of Pennsylvania - Notary Seal
ALEXIS SUNDAY, Notary Public
Dauphin County
My Commission Expires March 30, 2025
Commission Number 1303997

Alexis Sunday
Notary Public
My Commission Expires: 03/30/2025

True Copy Certification

I, **Jennifer McEwen**, 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.

Jennifer McEwen
Signature

State of TENNESSEE
County of SUMNER

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

Pamela Matheney
Notary's Signature
My Commission Expires: Pamela B. Matheney My Commission Expires September 25, 2024

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE