Karen Johnson Davidson County
Batch# 669662 DEEDQC
07/01/2021 11:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210701-0089322

Commitment Number: 27845548
Seller's Loan Number: 104036937

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Hasina Adhikari and **Suresh Adhikari**, 2825 white birch Dr., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
097 02 0A 593.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Hasina Lamichhane, N/K/A Hasina Adhikari and **Suresh Adhikari**, wife and husband, whose mailing address is **2825 white birch Dr., Hermitage, TN 37076**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Hasina Adhikari** and **Suresh Adhikari**, wife and husband, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2825 white birch Dr., Hermitage, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2825 white birch Dr., Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170705-0067179 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 097 02 0A 593.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on April 14, 2020:

Hasina Lamichhane
Hasina Lamichhane,
N/K/A Hasina Adhikari
N/K/A Hasina Adhikari

Suresh Adhikari

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 14, 2021 by **Hasina Lamichhane, N/K/A Hasina Adhikari** and **Suresh Adhikari** who are personally known to me or have produced TN Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

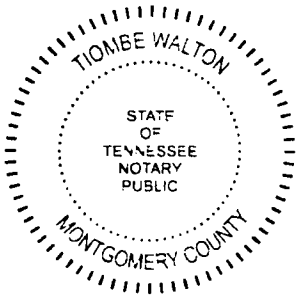
my commission expires: 12/24/24

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 14th day of April, 2021.



(Seal)

Hasina Adhikari
Affiant

Hasina Adhikari
Print Name

Notary Public

My commission expires:

12/21/24

Tiombe Walton
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 593 on the Final plat of Villages of River wood, Section One, Phase 5B, of record in Instrument No. 20161215-0131509, Register's Of lice for Davidson County, Tennessee, to which plat reference Is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to HASINA LAMICHHANE AND SURESH ADHIKARI from BEAZER HOMES, LLC, by virtue of a deed dated 6/28/2017, recorded 7/5/2017, in deed book _, page _, as instrument no. 20170705-0067179 county of DAVIDSON , state of TENNESSEE.

Assessor's Parcel No: 097 02 0A 593.00

Tennessee Certification of Electronic Document

I, AMY COX, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE, a notary public for this county and
Notary's Name

state, AMY COX, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries