Karen Johnson Davidson County
Batch# 673640 DEEDQC
07/09/2021 07:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210709-0092534

	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 **2nd** day of **July, 2021**. **Notary Public** **My commission expires:**

CHRISTINE HUTCHINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

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:
Bishnu Kumar Rai **Ambira Rai**	**New Owner**	**173040A12100CO**
5121 W Oak Highland 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, the receipt and sufficiency of which are hereby acknowledged **Bishnu Rai and Chandra Maya Magar, husband and wife** "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Bishnu Kumar Rai and Ambira Rai, husband and wife** 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. 121 on the Plan of Phase 1 of Oak Highlands of record in Plat Book 6900, Page's 432 through 435, inclusive, 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 Bishnu Rai and Chandra Maya Magar, husband and wife from Joseph Mabalot and wife, Elizabeth A. Mabalot by Warranty Deed dated June 9th 2017 record in Instrument No. 20170614-0059422 in the Register's Office for Davidson County, Tennessee.

The said Bishnu Rai is also known as Bishnu Kumar Rai.
The said Chandra Maya Magar is now known as Ambira Rai. (See attached Exhibit "A".)

This is **improved** property known as **5121 W Oak Highland Drive, Antioch, TN 37013.**

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

Witness my/our hand(s) this **2nd** day of **July, 2021**.

Bishnu Rai
Bishnu Rai

Chandra Maya Magar (nka Ambira Rai)
Chandra Maya Magar (nka Ambira Rai)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

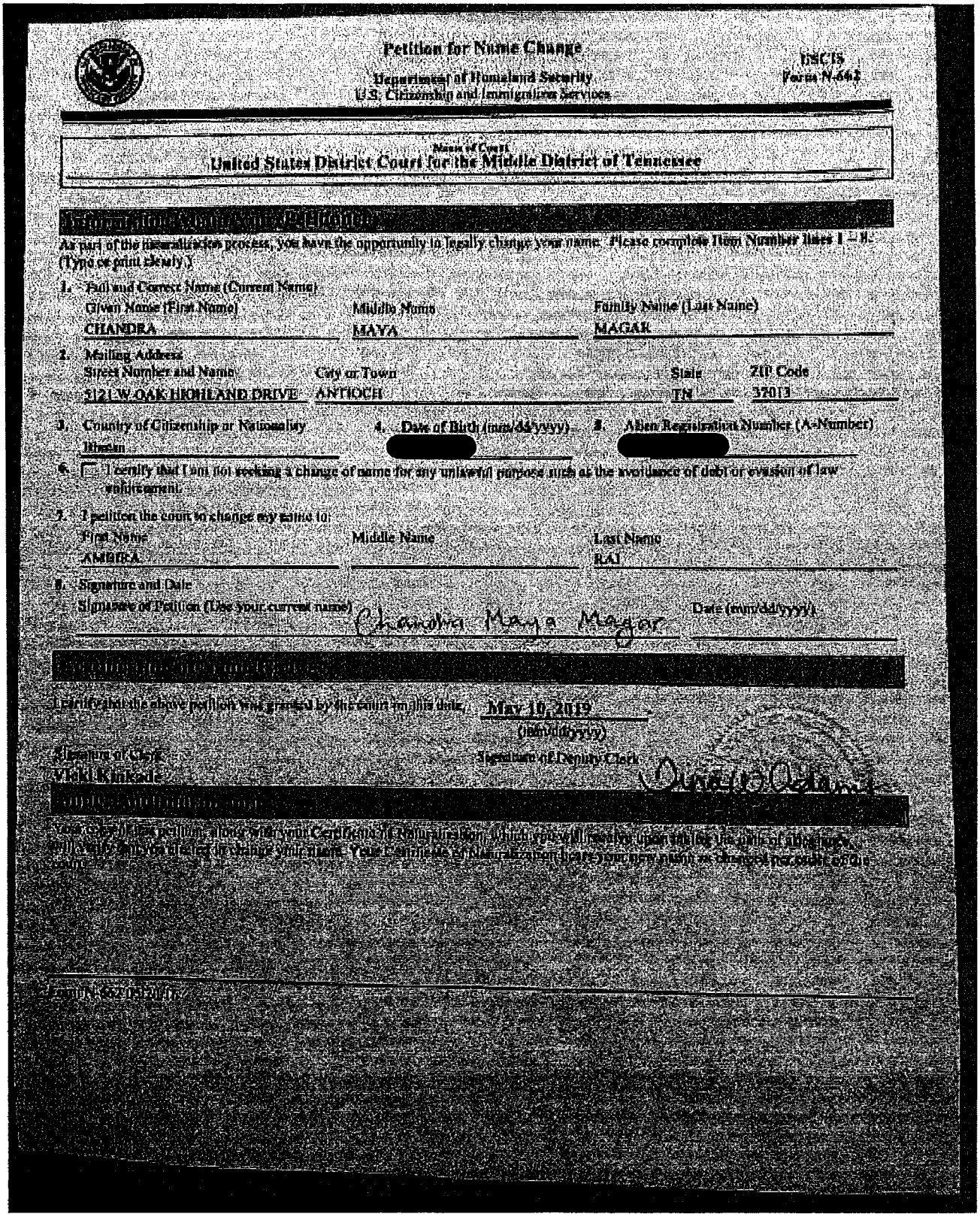
Personally appeared before me, a Notary Public of said County and State, **Bishnu Rai and Chandra Maya Magar (nka Ambira Rai)** , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **July, 2021**.

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

Cheryl M Rodgers
Notary Public
My Commission Expires: 11-20-2023

Exhibit "A"



Petition for Name Change

Department of Homeland Security
U.S. Citizenship and Immigration Services

USCIS
Form N-565

Name of Court
United States District Court for the Middle District of Tennessee

Information About the Petitioner

As part of the naturalization process, you have the opportunity to legally change your name. Please complete Item Number 1 – 8.
(Type or print clearly.)

1. Full and Correct Name (Current Name)
   Given Name (First Name): CHANDRA
   Middle Name: MAYA
   Family Name (Last Name): MAGAR

2. Mailing Address
   Street Number and Name: 5121 W. OAK HIGHLAND DRIVE
   City or Town: ANTIOCH
   State: TN
   ZIP Code: 37013

3. Country of Citizenship or Nationality: Bhutan

4. Date of Birth (mm/dd/yyyy): [redacted]

5. Alien Registration Number (A-Number): [redacted]

6. ☐ I certify that I am not seeking a change of name for any unlawful purpose such as the avoidance of debt or evasion of law enforcement.

7. I petition the court to change my name to:
   First Name: AMBIKA
   Middle Name:
   Last Name: RAI

8. Signature and Date
   Signature of Petition (Use your current name): Chandra Maya Magar
   Date (mm/dd/yyyy):

Information for Court Clerk

I certify that the above petition was granted by this court on this date: May 10, 2019 (mm/dd/yyyy)

Signature of Clerk: Vicki Kimbrough Walker

Signature of Deputy Clerk:

Additional Information

You can file this petition, along with your Certificate of Naturalization, which you will receive upon taking the oath of allegiance, or you can wait and file it later to change your name. Your Certificate of Naturalization bears your new name as changed records or the

Form N-565 (10/20/17) Y

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 2, 2021 (date of document).

Affiant Signature

July 7, 2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of July, 2021.

Signature

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

MY COMMISSION EXPIRES:

NOTARY'S SEAL