Karen Johnson Davidson County
Batch# 696257 DEEDQC
08/12/2021 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210812-0108865

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 10th day of August, 2021.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/11/21

ADDRESS OF NEW OWNER:
Padam Chhetri and Benu Maya Chhetri
1100 Shire Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel: 174-01-0A-095.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Tila Bista, Chandra Maya Bista and Bhim Bahadur Bista**, Grantor, does hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Padam Chhetri and Benu Maya Chhetri, husband and wife**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Final Plat Rivendell Woods Phase One - Section Two of record in Plat at Instrument No. 20080829-0088935, 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 Tila Bista, married women; Chandra Maya Bista, and husband, Bhim Bahadur Bista; and Padam Chhetri, married man, as Tenants in common with rights of Survivorship by Warranty deed from Chuna Adhikari and Deuka Adhikari, Husband and Wife of record in Instrument No. 20190111-0003035 Register's Office for Davidson County, Tennessee, dated January 10, 2019 and recorded on January 11, 2019.

This is real property commonly known as 1100 Shire Drive, Antioch, Tennessee 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 6th day of August, 2021.

Tila Bista

Chandra Maya Bista

Bhim Bahadur Bista

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Tila Bista, Chandra Maya Bista and Bhim Bahadur Bista**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 6th day of August, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 6, 2021.

J. Carlton Drumwright

August 6, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 6, 2021.

Notary

My Commission Expires: 12/18/22

