Signed in Part and Counterpart

Name and Address of New Owner:
Gopal Mudhel and Lachhi Maya Mudhel
2052 Leefield Drive
Antioch, TN 37013

Send Tax Bills To:
Gopal Mudhel and Lachhi Maya Mudhel
2052 Leefield Drive
Antioch, TN 37013

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 174 11 0A 542.00

Karen Johnson Davidson County
Batch# 717270 DEEDQC
09/15/2021 03:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210915-0124148

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lachhi M. Mudhel, a married woman, and Nara B. Sarki, an unmarried man,** "the Grantor," convey and quitclaim unto **Gopal Mudhel and Lachhi Maya Mudhel, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of First Amendment, Cane Ridge Farms Phase Three, Section One of record in Plat at Instrument No. 20070703-0079200, 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 Lachhi M. Mudhel, a married woman and Nara B. Sarki, an unmarried man, by Warranty Deed from Costa Investments, Inc., of record in Instrument No. 20180327-0028555, in the Register's Office of Davidson County, Tennessee, dated March 23, 2018 and recorded on March 27, 2018.

This is improved property known as 2052 Leefield Drive, Antioch, TN 37013.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 7th day of September, 2021.

Lachhi M. Mudhel

Gopal Mudhel*

Nara B. Sarki

*Gopal Mudhel joins in this instrument to convey any and all marital interest he has in the subject property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Lachhi M. Mudhel and Gopal Mudhel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7 day of September, 2021.

DAVID A. BRETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6-21-25

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public in and for said State and County, Nara B. Sarki, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this _____ day of September, 2021.

Notary Public
My commission expires: _____

202109150124148

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 7th day of September, 2021.

Lachhi M. Mudhel

Gopal Mudhel*

Nara B. Sarki

*Gopal Mudhel joins in this instrument to convey any and all marital interest he has in the subject property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Lachhi M. Mudhel and Gopal Mudhel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this _____ day of September, 2021.

Notary Public
My commission expires: _____

STATE OF Ohio)
COUNTY OF Franklin)

Personally appeared before me, a Notary Public in and for said State and County, Nara B. Sarki, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of September, 2021.

Kimberly Hypes
Notary Public
My commission expires: 3/24/2024

NOTARIAL SEAL
STATE OF OHIO
KIMBERLY HYPES
Notary Public, State of Ohio
My Commission Expires
March 24, 2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X
(Affiant)

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

Kimberly Hypes
Notary Public
My commission expires: 3/24/2024

File # 2021-3399

NOTARIAL SEAL
STATE OF OHIO

KIMBERLY HYPES
Notary Public, State of Ohio
My Commission Expires
March 24, 2024

Tennessee Certification of Electronic Document

I, KARLA LILLEY, 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 9-7-2021 (date of document).

Affiant Signature

9-7-2021
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 6/26/2024

NOTARY'S SEAL

