Karen Johnson Davidson County
Batch# 718451 DEEDQC
09/17/2021 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210917-0124943

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 15 day of September, 2021.

NOTARY PUBLIC
My Commission Expires: 2-16-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Bikash Pradhan
4804 Lexington Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel: 134-13-0-058.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Bijoy Pradhan, a married man**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Bikash Pradhan, an unmarried man**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Plan of Kenilworth Estates, Section One of record in Plat Book 2900, Page (s) 105 and 106, 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 Bikash Pradhan, an unmarried man, and Bijoy Pradhan, a married man by Warranty deed from Amrollah Shafiri and Naim Sharifi of record in Instrument No. 20160802-0079436 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 2, 2016.

This is real property commonly known as 4804 Lexington Drive, Nashville, Tennessee 37211.

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 10th day of September, 2021.

Bijoy Pradhan

**Said property having never been the marital residence of the Grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Bijoy Pradhan, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 10th day of September, 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 September 10, 2021.

J. Carlton Drumwright

September 10, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 10, 2021.

Notary

My Commission Expires: 12/18/22

