Karen Johnson Davidson County
Batch# 769347 DEEDQC
12/07/2021 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211207-0162158

Name and Address of New Owner:
Send Tax Bills To:
Rajan D. Karki
324 Forest Bend Drive
Mt. Juliet, TN 37122

This Instrument Prepared By:
Tennessee Title Services LLC
547 N. Mt. Juliet Rd., Ste 100
Mt. Juliet, TN 37122
File MJ21-8058

Map & Parcel No: 081033T00200CO

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, **Rajan D. Karki, a married man, sole ownership ,** "the Grantor," convey and quitclaim unto **Rajan D. Karki and wife, Aruna Khadka, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Unit B, as Shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Cottage @ 1103 Townhomes, a Horizontal Property Regime with private elements, which is a planned unit development, as shown of record in Instrument No: 20200708-0073886, Register's Office for David County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to Rajan D. Karki, a married man, sole ownership by Warranty Deed dated November 19, 2021 from DY Properties II, LLC, and filed of record in Instrument No. 20211129-0157130, Register's Office for Davidson County, Tennessee.

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 GRANTEE, 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.**

202112070162158

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 3rd day of December, 2021.

_____(SEAL)
Rajan D. Karki

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary, of the state and county mentioned, personally appeared Rajan D Karki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Mt. Juliet, Tennessee this 3rd day of December, 2021.

_____
Notary Signature
My commission expires:_____

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

AFFIDAVIT OF VALUE

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 **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 3rd day of December, 2021.

_____
Notary Signature
My commission expires:

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Certificate of Authenticity

I, **Joshua A. Terry**, 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 12/3/21.

Affiant Signature

12/3/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/3/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON