Karen Johnson Davidson County
Batch# 769483 DEEDQC
12/07/2021 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211207-0162359

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

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me
this 3rd day of December 2021.

Cheryl D. Bolander
NOTARY PUBLIC
My Commission Expires: 9/20/2025

ADDRESS OF NEW OWNER:
Ram Prasad Chamlagai and Punyawati Kharel
7321 Sugarloaf Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel:

181-01-0B-176.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Ram Prasad Chamlagai, a married man** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Ram Prasad Chamlagai and Punyawati Kharel, husband and wife** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Section Three Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Plat Instrument No. 20050629-0074915, 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 Ram Prasad Chamlagai, a married man by virtue of a deed from Emma Kathryn Sanderlin and Spencer James Sanderlin, wife and husband of record in Instrument No 202112070162357, Register's Office for Davidson County, Tennessee dated December ____, 2021 and recorded on _____.

This is real property commonly known as 7321 Sugarloaf Dr., Nashville, TN 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 3rd day of December 2021.

Ram Prasad Chamlagai

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ram Prasad Chamlagai, with whom I am personally acquainted (or who proved to me his/her 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 3rd day of December 2021.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
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 December 3, 2021.

J. Carlton Drumwright

December 3, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 3, 2021.

Notary

My Commission Expires: 12/18/22

