**FROM: Rudra Subedi**

**TO: Bhim Subedi**

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 781330 **DEEDQC**
12/29/2021 10:24:21 AM 1 pg
Fees: $12.00 Taxes: $0.00

20211229-0171104

# QUITCLAIM DEED

**Address of New Owner:**
Bhim Subedi
4525 Springstead Trail
Antioch, TN 37013

**Send Tax Bills To:**
OWNER

**Map & Parcel:**
16108008700

THIS INSTRUMENT WAS PREPARED BY

**Advantage Title and Escrow**
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217

Prepared from information furnished by the parties

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $0.00

Affiant

Subscribed and sworn to before me this the 28th day of December, 2021

Notary Public
Commission Expires:_____

I, **Rudra Subedi, unmarried,** do hereby quitclaim to **Bhim Subedi, HIS** Heirs and Assigns, all my rights, title and interest in the following land located in **DAVIDSON** County, Tennessee described as follows: To-Wit:

Being Lot No. 128 on the Plan of Southwood, as of record in Book 2663, Pages 125 and 126, Register's office for Davidson County, Tennessee.

Said Lot fronts 125.26 feet on the southerly side of Ocala Drive and runs back 265.52 feet on the easterly line and 154.95 feet on the westerly line to a dead line the rear which it measures 143.07 feet.

Being the same property conveyed to Rudra Subedi and Bhim Subedi, as joint tenants with right of survivorship, by deed of record in Instrument No. 20200107-0002033, Register's Office for Davidson County, Tennessee.

This is improved property known as: 395 Ocala Drive, Nashville, TN 37211

Witness our hand(s) this the 28th day of December, 2021.

Rudra Subedi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rudra Subedi 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 purpose therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 28th day of December, 2021.

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

Notary Public
Commission Expires:_____