Karen Johnson Davidson County
Batch# 844442 DEEDQC
04/25/2022 09:42:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220425-0047115

Illinois

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

"OFFICIAL SEAL"
Ravid Ayala
Notary Public, State of Illinois
My Commission Expires October 28, 2025

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ KANE

The actual consideration for this transfer is: $0.00

AMBER BAHADUR CHUWAN, AFFIANT

Subscribed and sworn to before me, this 9th day of April 2022.

NOTARY PUBLIC

My Commission Expires: 10/28/2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bal Chuwan 2132 Preserve Circle Antioch, TN 37013	New Owner	Map and Parcel No.: 175-2-F/61CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Amber Bahadur Chuwan, (as "Grantor") do hereby quitclaim, transfer and convey unto Bal Chuwan, his successors and assigns, all of my right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2132 Preserve Circle, Antioch, TN 37013, and more particularly described as follows:

Being all of Lot No. 61, on the plan of Final Plat, The Preserve, Phase 1, according to plat and survey appearing of record in Instrument Number 20200714-0076956, and Instrument Number 20201020-0122150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Bal Chuwan, married, and Amber Bahadur Chuwan, unmarried, from Ole South Properties, Inc., a Tennessee corporation, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20210426-0055018.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9th day of April 2022.

Amber Bahadur Chuwan, Grantor

STATE OF ~~TENNESSEE~~ Illinois)

COUNTY OF ~~DAVIDSON~~ KANE)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Amber Bahadur Chuwan**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of April 2022.

Notary Public

My Commission Expires: 10/28/2025

"OFFICIAL SEAL"
Ravid Ayala
Notary Public, State of Illinois
My Commission Expires October 28, 2025