Karen Johnson Davidson County
Batch# 851561 DEEDQC
05/06/2022 08:21:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220506-0052320

Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 1908829TN

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 174-01-0A-036-00

QUITCLAIM DEED

THIS DEED made and entered into on this 5th day of Nov, 2021, by and between **Rupesh Chhetri, a married man and *Nirmala Rizal, an unmarried woman,** a mailing address of 5631 Hickory Park Dr, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Rupesh Chhetri, a married man and Reena Chhetri, an unmarried woman,** a mailing address of 5631 Hickory Park Dr, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 5631 Hickory Park Dr, Antioch, TN 37013

Meena Chettri joins in execution in this Deed to convey any right, title or interest she may have in the property as the spouse of **Rupesh Chhetri.**

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20180525-0050334, recorded on 05/25/2018 in Davidson County, Tennessee.

*Reena Chhetri, an unmarried woman, who acquired title as Nirmala Rizal

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Rupesh Chhetri

Meena Chettri

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Rupesh Chhetri and Meena Chettri, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 5th day of Nov, 2021.

Notary Public
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Reena Chhetri

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Reena Chhetri, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 5th day of Nov., 2021.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 5th day of Nov, 2021.

Notary Public
My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8 2021

Name and address for person(s) responsible for taxes:

Rupesh Chhetri and Reena Chhetri
5631 Hickory Park Dr
Antioch, TN 37013

Name and address of property owner:

Rupesh Chhetri and Reena Chhetri
5631 Hickory Park Dr
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 65, ON THE PLAN OF FINAL CLUSTER LOT DEVELOPMENT, RIVENDELL WOODS, PHASE I, SECTION III, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NO. 20080220-0016770, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO RUPESH CHHETRI, A MARRIED MAN AND NIRMALA RIZAL, AN UNMARRIED WOMAN BY DEED FROM DAVID M. GILLEY AND LINA M. GILLEY, HUSBAND AND WIFE DATED MAY 24, 2018 AND RECORDED MAY 25, 2018 UNDER 20180525-0050334 OF THE DAVIDSON COUNTY, TN RECORDER'S OFFICE.

PARCEL ID NUMBER: 174-01-0A-036-00

PROPERTY COMMONLY KNOWN AS: 5631 HICKORY PARK DR, ANTIOCH, TN 37013

TRUE COPY CERTIFICATION

I, Reena Chhetri, do hereby make oath that I am a ~~licensed attorney~~ borrower and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Karen R. Campbell [Name of Notary],

a notary public for this county and state, Reena Chhetri [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen R. Campbell
Notary's Signature

My Commission Expires: Nov. 8, 2021

Notary's Seal

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021