This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10781-RR

Karen Johnson Davidson County
Batch# 869980 DEEDQC
06/13/2022 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220613-0066954

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 6th day of June, 2022.

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gita Tamang 383 Haywood Lane Apt. C10 Nashville, TN 37211	CMG Mortgage, Inc. 3160 Crow Canyon Rd. Ste 400 San Ramon, CA 94583	174-01-0A-023.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Gita Tamang, a single woman,** ("Grantor") do/does hereby quitclaim and convey unto **Gita Tamang, a single woman and Tek Bhujel, an unmarried man, as joint tenants with right of survivorship** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of First Amendment of Rivendell Woods Phase One - Section One of record in Plat at Instrument No. 20070329-0037618, 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 Gita Tamang by Warranty deed from Jitu Basnet AKA Jit Basnet and Tham M. Basnet AKA Meena Basnet, husband and wife of record in Instrument No. 20210303-0027026 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 3, 2021.

This is improved property located at: 1025 Shire Drivem Antioch, TN 37013, **but is commonly known as 1224 Anduin Avenue, Antioch, TN 37013**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2022.

GRANTOR:

Gita Tamang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gita Tamang, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of June, 2022.

Notary Public
My Commission expires:

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 6/6/2022

Affiant Signature

6/6/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of June, 2022

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires