Karen Johnson Davidson County
Batch# 891975 DEEDQC
07/21/2022 01:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220721-0083684

REGISTER'S USE ONLY:

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 15 DAY OF July, 2022.

SEAL

Stacy R Jacobs
NOTARY PUBLIC
COMMISSION EXPIRES: 3/7/2023

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Guaranteed Rate, Inc.
3940 N. Ravenswood Avenue
Chicago, IL 60613

Parcel No. 174-09-0B-33.00

NEW OWNER:
Ashan Rai and wife Kamala Rai,
Purna Rai and Maya Purna Rai
178 Lightwood Drive
Antioch, TN 37013

QUIT CLAIM DEED
(TO CREATE ENTIRETIES)

. This indenture is made and entered into this 15th day of July, 2022 ~~2021~~ between Ashan Rai (hereinafter referred to as "GRANTOR") and Ashan Rai and wife Kamala Rai (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's survivorship portion in the right, title and interests in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, and being all Lot No. 33 of the Final Plat for Kingsport Phase 2, of record as Instrument No. 20210915-0123510, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said land.

Being a portion of the same property conveyed to SDH Nashville LLC, a Georgia limited liability company by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company by deed dated October 8, 2021, filed of record on October 13, 2021, of record in Instrument No. 20211013-0137768, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ashan Rai, married, and Purna Maya Rai, unmarried, and Bibi Lachhi Rai, unmarried, as joint tenants with Rights of Survivorship, by Special Warranty Deed from SDH Nashville LLC, a Georgia limited liability company by deed dated July 15, 2022, filed of record in Instrument No. 20221708 - 0082188, Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 178 Lightwood Drive, Antioch, TN 37013. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

It is the sole purpose of this instrument to create an estate by the entireties in and to the Grantor's interest in the above-described tract or parcel of land previously held by the Grantor pursuant to Section 66-1-109 of the Tennessee Code Annotated, as most recently amended. Purna Maya Rai and Bibi Lachhi Rai join in the execution of this instrument to consent to the creation of entireties in the Grantor's survivorship interest in the above-described tract or parcel of land.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Ashan Rai

Purna Maya Rai

Bibi Lachhi Rai

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Ashan Rai, Purna Maya Rai and Bibi Lachhi Rai, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 15th day of July, 2022.

SEAL

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Stacy R. Jacobs
NOTARY PUBLIC
COMMISSION EXPIRES: 3/7/2023

Certificate of Authenticity

I, Jamika Jones, 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 7/15/2022.

Date

Jamika Jones
Affiant Signature

07/21/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of July, 20 22.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY