Karen Johnson Davidson County
Batch# 1082584 DEEDQC
12/15/2023 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231215-0096929

This Quitclaim Deed was prepared solely from information furnished by the parties referenced herein. No title search, opinion or title insurance was requested, performed, or taken with this deed. The preparer does not warrant what a valid title search of this property would disclose. Therefore, the preparer is not responsible or liable in any way as to the accuracy of the contents contained and/or the current condition/status of the title to this property and/or what a good and valid title search would disclose. All the parties herein acknowledge and accept these statements.

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS NONE.

AFFIANT

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF December, 2023.

NOTARY PUBLIC

My commission expires: 03/26/25

THIS INSTRUMENT PREPARED BY:

RED DOOR TITLE SERVICES, LLC
311 S. Royal Oaks Blvd
Suite 130A
Franklin TN 37064

Name & Address of property owner:
Rudra Subedi
851 Novalis St.
Nolensville, TN 37135

Send tax bills to:
New Owner
Same

Map/Parcel Numbers:
162-02-0A-020-00

QUITCLAIM DEED

For and in Consideration of the sum of ten dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of relinquishing and releasing all of my/our right, interest and title in the property referenced below, I/we, Rudra Subedi, a single man, Grantor(s), by these presents do convey, remise, release and QUITCLAIM unto:

Rudra Subedi, a single man, and Kalpana Adhikari, an unmarried woman

Grantee(s), her/his/their successors and assigns, all of my/our, title and interest in a certain tract or parcel of land, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Apache Hills Subdivision, Section III, of record in Plat Book 4175, Page 9, 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 Rudra Subedi, a single man by Warranty Deed from Nawzad Malo, unmarried, Abdulamir Gaudan and wife, Dalila Gaudan of record in Instrument No. 20180413-0034992 Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on April 13, 2018.

The above referenced improved property is also known as 4875 Cimarron Way, Antioch TN 37013.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands this 7th day of December, 2023.

Rudra Subedi

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rudra Subedi, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Within my hand and official seal at office this 7th day of December, 2023.

My commission expires:

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

Notary Public

Tennessee Certification of Electronic Document

K. DeSiree Sailsman, 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 **12/07/23** (date of document).

Affiant Signature

12/15/23

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **15** day of **December**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

