This instrument was prepared by:
Rachel McNab
1062 Oakhall Drive
Mount Juliet, TN 37122

Reference Number: _____

Karen Johnson Davidson County
Batch# 1148223 DEEDQC
06/18/2024 07:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240618-0045431

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Rachel McNab and Prashanth Pandurangaiah, a married couple, for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto Rachel McNab, an individual, all the rights, title, interest and claim in or to the following described real estate located in Davidson County, City of Hermitage, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 484 on the Plan of Hermitage Hills, Section Five, of record in Book 3300, Pages 1 and 2, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Said Lot No. 484 fronts 80 feet on the northerly side of Bonnameade Drive and extends back 200 feet on the easterly line and 175 feet on the westerly line to a dead line measuring 83.87 feet thereon.

This is improved property, known as 5020 Bonnameade Drive, Hermitage, TN 37076.

Being the same property conveyed to Rachel McNab and Prashanth Pandurangaiah, a married couple, by virtue of a deed dated March 10, 2021, at Instrument Number 20210310-0031686, Register of Deeds, County of Davison, state of Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

IN TESTIMONY THEREOF I have executed this instrument this 29th day of May, 2024.

Rachel McNab, Grantor

Prashanth Pandurangaiah, Grantor

Address of New Owner:
Rachel McNab
1062 Oakhall Drive
Mount Juliet, TN 37122

Send Tax Bills to:
Rachel McNab
1062 Oakhall Drive
Mount Juliet, TN 37122

Map and Parcel:
074-16-4

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RACHEL MCNAB and PRASHANTH PANDURANGAIAH to me known to be the persons described in and who executed the foregoing, and acknowledged that they executed the same as their free act and deed.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the forgoing paragraph is true and correct.

WITNESS my hand and Notarial Seal at office this 29th day of May, 2024.

RUBY ANN LOVE SANDRU
Notary Public for the
State of Montana
Residing at HELENA, MT
My Commission Expires
December 29, 2027

This notarial act was performed using comminication technology

Notary Public
My commission expires: 12-29-2027

STATE OF Montana
COUNTY OF Powell

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00 which amount is equal to or greater than the amount with the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:

Name: Rachel McNab
Address: 1062 Oakhall Drive
Mount Juliet, TN 37122

Rachel McNab, Grantee

RUBY ANN LOVE SANDRU
Notary Public for the
State of Montana
Residing at HELENA, MT
My Commission Expires
December 29, 2027

This notarial act was performed using comminication technology

Subscribed and sworn to before me this 29th day of May, 2024.

Notary Public:
My Commission expires: 12-29-2027

Certificate of Authenticity

I, Rachel McNab, 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 June 14, 2024.

Date

Rachel McNab

Affiant Signature

June 14, 2024

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14 day of June, 2024.

Notary's Signature

My Commission Expires March 01, 2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)

