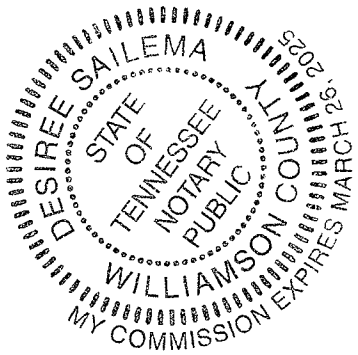
Karen Johnson Davidson County
Batch# 1221025 DEEDQC
12/27/2024 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241227-0100700

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 TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS NONE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF December, 2024.

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:
Harka & Somati Subba & Ugyen Subba
1073 Shire Dr.
Antioch, TN 37013

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, **Harka Subba and Somati Subba, husband and wife**, Grantor(s), by these presents do convey, remise, release and QUITCLAIM unto:

Harka Subba and Somati Subba, husband and wife and Ugyen Subba, an unmarried man and Phul Pakhring, an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of First Amendment 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 Harka Subba and Somati Subba, husband and wife and Narayan Limbu and Budha Limbu, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20130327-0029819 Register's Office for Davidson County, Tennessee, dated March 25, 2013 and recorded on March 27, 2013.

Being the same property conveyed to Harka Subba and Somati Subba, husband and wife by Quitclaim Deed from Narayan Limbu and Budha Limbu, husband and wife of record in Instrument No. 20140826-0077892 Register's Office for Davidson County, Tennessee, dated August 19, 2014 and recorded on August 26, 2014.

The above referenced improved property is also known as **1073 Shire Dr. Antioch, TN 37013.**

IN WITNESS WHEREOF, I/we have hereunto set my/our hands this 2nd day of December, 2024.

Harka Subba

Somati Subba

STATE OF Pennsylvania
COUNTY OF Cumberland

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within Harka Subba and Somati Subba, 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 2nd day of December, 2024.

My commission expires: 8/1/2027

Laxman Dulal

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Laxman Dulal, Notary Public
Dauphin County
My commission expires August 01, 2027
Commission number 1437750

Tennessee Certification of Electronic Document

I, DeSiree Sailema, 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 **12/02/24** (date of document).

Desiree Sailema
Affiant Signature

12/27/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **27** day of **December**, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY

202412270100700