Karen Johnson Davidson County
Batch# 1248794 DEEDQC
03/21/2025 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250321-0020918

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 18 DAY OF March, 2025.

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:
Rebika Basnet, Jiwan Basnet & Jitu Basnet
1745 Elijah Ryan Drive
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, **Rebika Basnet and Jiwan Basnet**, Grantor(s), by these presents do convey, remise, release and QUITCLAIM unto:

Rebika Basnet, Jiwan Basnet, Meena Basnet and Jitu Basnet

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of First Amendment Cane Ridge Farms, Phase Three, Section One of record in Plat at Instrument No. 20070703-0079200, 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 Buddhi M. Rai, a single man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20130816-0086408 Register's Office for Davidson County, Tennessee, dated August 12, 2013 and recorded on August 16, 2013.

Being the same property conveyed to Rebika Basnet and Jiwan Basnet by Warranty deed from Pratap Subba and Dhan Gurung as Joint tenants with rights of survivorship, of record in Instrument No. 20230426-0030584 Register's Office for Davidson County, Tennessee, dated April 24, 2023 and recorded on April 26, 2023.

The above referenced improved property is also known as **1745 Elijah Ryan Drive Antioch, TN 37013.**

IN WITNESS WHEREOF, I/we have hereunto set my/our hands this 18 day of March, 2025.

Rebika Basnet

Jiwan Basnet

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within Rebika Basnet and Jiwan Basnet, 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 18 day of March, 2025.

My commission expires:

Notary Public



Tennessee Certification of Electronic Document

I, DeSiree Salerno, 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 03/18/25 (date of document).

Desiree Salerno
Affiant Signature

03/19/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of March, 2025.

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