Karen Johnson Davidson County
Batch# 1253790 DEEDQC
03/28/2025 03:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250328-0023559

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 Pennsylvania
COUNTY OF Cumberland
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS NONE.

Somati Subba
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March, 2025.

NOTARY PUBLIC

My commission expires: June 24, 2028

Commonwealth of Pennsylvania - Notary Seal
SHIVA LAL DAHAL - Notary Public
Dauphin County
My Commission Expires June 24, 2028
Commission Number 1368021

THIS INSTRUMENT PREPARED BY:

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

Name & Address of property owner:
Phul Pakhring & 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 and Ugyen Subba, an unmarried man and Phul** , Grantor(s), by these presents do convey, remise, release and QUITCLAIM all right, title and interest in the property unto:

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 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.

Being the same property conveyed to Harka Subba and Somati Subba, husband and wife and Ugyen Subba an unmarried man and Phul Pakhring, an unmarried woman by Quitclaim Deed from Harka Subba

and Somati Subba, husband and wife of record in Instrument No. 20241227-0100700 Register's Office for Davidson County, Tennessee, dated December 02, 2024 and recorded on December 02, 2024

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 21 day of March, 2025.

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 21 day of March, 2025.

My commission expires: June 24, 2028

Notary Public

Commonwealth of Pennsylvania - Notary Seal
SHIVA LAL DAHAL - Notary Public
Dauphin County
My Commission Expires June 24, 2028
Commission Number 1368021

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 25 day of March, 2025.

Ugyen Subba

Phul Pakhring

Phul Pakhring

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 Ugyen Subba and Phul Pakhring, 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 25 day of March, 2025.

My commission expires: 02.20.28

Notary Public

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

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 03/25/25 (date of document).

DeSiree Salerno
Affiant Signature

03/28/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 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