Karen Johnson Davidson County
Batch# 1265991 DEEDQC
04/30/2025 11:50:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250430-0033347

REGISTER'S USE ONLY:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 28th DAY OF April, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

148 01 0 050.00

NEW OWNER:
Lila Koirala
3729 Turley Drive
Nashville, TN 37211

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA) .

This indenture is made and entered into this 28 day of March, 2025 between TANKA KOIRALA, HOM KOIRALA, DINA KOIRALA AND MON BASNET (hereinafter referred to as "GRANTOR") and LILA KOIRALA (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Hillbrook, Section III, as of record in Plat Book 3300, page 84, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Redir J. Yasin, an unmarried man by Warranty Deed from Jihad Y. Kurmay and wife, Najma Kurmay dated May 19, 2008 and recorded May 22, 2008 in Instrument No. 200805220052474, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lila Koirala and Nandi Koirala by Warranty Deed from Redir J. Yasin, an unmarried man dated November 22, 2017 and recorded November 27, 2017 in Instrument No. 20171127-0120605, in the Register's Office for Davidson County, Tennessee.

Nandi Koirala died June 1, 2024 in the State of Ohio leaving the following as his heirs at law: Tanka Koirala (surviving spouse), Lila Koirala, Hom Koirala, Dina Koirala and Mon Basnet (children).

TAX PARCEL # 148 01 0 050.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3729 Turley Drive, Nashville, TN 37211.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

Subject to that certain Deed of Trust dated November 22, 2017 in favor of Movement Mortgage, LLC in the original amount of $233,992.00 filed November 27, 2017 of record in Instrument No. 20171127-0120606, in the Register's Office for Davidson County, Tennessee.

[SIGNATURES ON FOLLOWING PAGES]

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

DINA KOIRALA

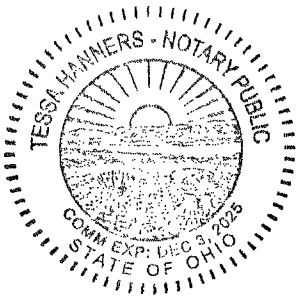
STATE OF Ohio)
COUNTY OF Franklin)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DINA KOIRALA, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28 day of March, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 12/03/2025



In Witness Whereof, Grantor has set its hand(s) the date first above-written.

HOM KOIRALA

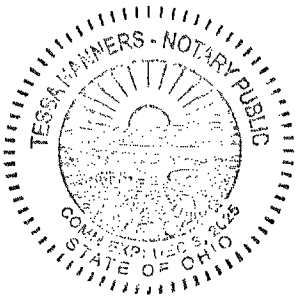
STATE OF Ohio)
COUNTY OF Franklin)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared HOM KOIRALA, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28 day of March, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 12/03/2025



In Witness Whereof, Grantor has set its hand(s) the date first above-written.

T K
TANKA KOIRALA

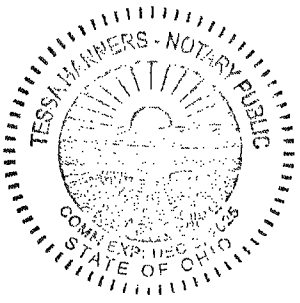
STATE OF Ohio)
COUNTY OF Franklin)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared TANKA KOIRALA, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28 day of March, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 12/03/2025



In Witness Whereof, Grantor has set its hand(s) the date first above-written.

MON BASNET

STATE OF TN)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared MON BASNET, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 14th day of April, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:_____

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

Certificate of Authenticity

I, Amanda Maynor, 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

March 28, 2025.

Date

Affiant Signature

April 30, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of April, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON