Karen Johnson Davidson County
Batch# 1324154 DEEDQC
09/19/2025 07:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250919-0074820

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: Tennessee
COUNTY OF: Williamson

DESIREE SAILEMA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/12/2029
WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS NONE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September, 2025.

NOTARY PUBLIC

My commission expires: 3/12/29

THIS INSTRUMENT PREPARED BY: RED DOOR TITLE SERVICES, LLC
101 Creekstone Blvd.
Suite 100
Franklin TN 37064

Name & Address of property owner:
Gopal Subba & Kalpana Tamang
1244 Anduin Ave
Antioch, TN 37013

Send tax bills to:
New Owner
Same

Map/Parcel Numbers:
174-01-0C-139.00-CO

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, Gopal Subba, a married man and Nila Subba, an unmarried woman, Grantor(s), by these presents do convey, remise, release and QUITCLAIM all right, title and interest in the property unto:

Gopal Subba, a married man and Kalpana Tamang, a married woman

Grantee(s), her/his/their successors and assigns, all of my/our, title and interest in a certain tract or parcel of land, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Final Plat of Rivendell Woods Subdivision, Phase 2, Section 3 of record in Plat at Instrument No. 20141104-0101766, 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 Gopal Subba, a married man and Nila Subba, an unmarried woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20150706-0064855 Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on July 06, 2015.

The above referenced improved property is also known as **1244 Anduin Ave. Antioch, TN 37013.**

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

Gopal Subba

Nila Subba

STATE OF: Tennessee
COUNTY OF: Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gopal Subba and Nila 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 18 day of September, 2025.

My commission expires:

Notary Public

DESIREE SAILEMA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/12/2029
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 9/18/25 (date of document).

Desiree Salerno
Affiant Signature

9/18/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of September, 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