Karen Johnson Davidson County
Batch# 1392606 DEEDQC
03/13/2026 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260313-0020136

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

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS NONE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2026.

NOTARY PUBLIC

My commission expires: 5-3-27

DAVID STEBBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Name & Address of property owner:	Send tax bills to:	Map/Parcel Numbers:
Mangali Maya Rai & Tika Ram Rai 108 Sundown Dr. Antioch, TN 37013	**New Owner** Same	182-01-0A-041-00

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, Mangali Maya Rai & Tika Ram Rai, Grantor(s), by these presents do convey, remise, release and QUITCLAIM all right, title and interest in the property unto:

Mangali Maya Rai, a ,married woman & Tika Ram Rai and Shrijana Basnet, husband and wife all as joint tenants with rights of survivorship.

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. 198 on the Plan of Section One of Phase One, Sunset Hills, of record in Plat at Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tika Rai, a single man, and Dhana Rai, married, by Warranty Deed, from Meghan H. Creech and James Adam Creech, of record in Instrument No. 20180621- 0059885, Register's Office for Davidson County, Tennessee. Tika Rai and Tika Ram Rai being one and the same person.

Being the same property conveyed to Tika Ram Rai, unmarried and Mangali May Rai, married, by Quitclaim Deed dated January 2nd and 26th of 2021 and recorded on 2/3/21 in instrument number 20210203-0015939 in Register's Office for Davidson County, TN.

The above referenced improved property is also known as **108 Sundown Ave. Antioch, TN 37013.**

IN WITNESS WHEREOF, I/we have hereunto set my/our hands this 6th day of March, 2026.

Tika Ram Rai

Mangali Maya Rai

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 Mangali Maya Rai & Tika Ram Rai 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 6th day of March, 2026.

My commission expires: 5/3/27

Notary Public

DAVID STEBBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 3/6/26 (date of document).

Affiant Signature

3/13/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of March, 2026.

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