Karen Johnson Davidson County
Batch# 1396237 DEEDQC
03/23/2026 11:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260323-0022868

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:

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS NONE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March, 2026.

NOTARY PUBLIC

My commission expires: 3/12/26

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

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

Name & Address of property owner:
Sha Rai and Mon Rai
112 Sundown Dr.
Antioch, TN 37013

Send tax bills to:
New Owner
Same

Map/Parcel Numbers:
182-01-0A-040-00

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, Sha Rai, a married person and Mon Rai, an unmarried person Grantor(s), by these presents do convey, remise, release and QUITCLAIM all right, title and interest in the property unto:

Sha Rai and Chunti M Rai, husband and wife and Mon Rai and Saurab Rana, wife and huband, as tenants in common 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. 197 on the Plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennes see, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sha Rai, a married person and Mon Rai, an unmarried person by Warranty Deed from Nir Rai, an unmarried person and Kirti Maya Rai, a married person and Mon Rai, an unmarried person dated May 7th, 2021 of record in Instrument No. 20210521-0069506 in Register's Office for Davidson County, Tennessee. The above described property has never been the residence of Nir Rai or Kirti Maya Rai.
The above referenced improved property is also known as 112 Sundown Dr. Antioch TN 37013.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands this 19 day of March, 2026.

Sha Rai

Mon Rai

STATE OF: Tennessee
COUNTY OF:

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sha Rai and Mon Rai the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Within my hand and official seal at office this 19 day of March, 2026.

My commission expires: 3/12/29

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 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 3-19-26 (date of document).

Desiree Sailema
Affiant Signature

3-23-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 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