Karen Johnson Davidson County
Batch# 1413935 DEEDQC
04/30/2026 04:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260430-0038643

REGISTER'S USE ONLY:

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 30th DAY OF April, 2026.

STACY R JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 3/9/2027

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

SEND TAX BILLS TO:
LoanDepot.com,LLC
6561 Irvine Center Dr.
Irvine, CA 92618

NEW OWNER:
Jashna Timsina and Megh Timsina
869 Lewis Way
Antioch, TN 37013

QUIT CLAIM 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 30th day of April 2026 ("EFFECTIVE DATE") between JASHNA TIMSINA, (hereinafter referred to as "GRANTOR") and JASHNA TIMSINA and MEGH TIMSINA, as joint tenants with rights of survivorship (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 quitclaim 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:

A certain parcel of land, together with all Tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 39 of Briarcreek F/K/A Parks at Cane Ridge by Final Plat for Parks at Cane Ridge Phase 1D of record in Instrument No. 20241217-0097884,

Register's Office for Davidson County, Tennessee, for a more complete description of said lot.
Being the same property conveyed to Jashna Timsina from Meritage Homes of Tennessee, Inc., an Arizona Corporation by Warranty Deed dated March 30, 2026 and recorded on April 2, 2026 in Instrument Number 20260402-0026215, Register's Office of Davidson County, Tennessee.

TAX PARCEL # 182 07 0A 039.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 869 Lewis Way, Antioch, Tennessee 37013. 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.

[SIGNATURES ON FOLLOWING PAGES]

In Witness Whereof, Grantor has set its hand(s) the 30th day of April, 2026.

Jashna Timsina

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Jashna Timsina, 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 30th day of April, 2026.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES:

Certificate of Authenticity

I, Lacey Chumley, 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

April 30, 2026.

Date

Lacey Chumley

Affiant Signature

April 30, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of April, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON