THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 175060A
PARCEL: 107.00CO

NEW OWNER'S ADDRESS
Aita Singh Tamang & Jun Kamari Rana
5113 Preserve Boulevard
Antioch, TN 37013

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, we, Aita Singh Tamang, a married man and Sita M. Tamang, an unmarried woman, Grantors, by these presents do hereby quitclaim and convey unto Aita Singh Tamang and Jun Kumari Rana, husband and wife, Grantees, their successors and assigns all of our interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 63, on the Plan of Final Plat, Phase One, Section Two, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument No. 20061031-0135248, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Aita Singh Tamang, a married man and Sita M. Tamang, an unmarried woman by Warranty Deed dated 9/7/2018 from Krishna Timsina and Hari Timsina, husband and wife of record in Instrument No. 20180911-0090005, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 5113 Preserve Blvd, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF we have hereunto set our hands on the 12th day of June, 2026.

Aita Singh Tamang

Sita M. Tamang

Karen Johnson Davidson County
Batch # 1435725 DEEDQC
06/18/2026 09:34:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260618-0055302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Aita Singh Tamang and Sita M. Tamang, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2026.

Karen B. Heavener
Notary Public
My Commission Expires: _____

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Affiant

Sworn and subscribed before me, this the 12th day of June, 2026.

Karen B. Heavener
Notary Public
My Commission Expires: _____

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027