This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 262112 DEEDWARR
07/25/2019 09:42:21 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20190725-0073027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $365,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of July, 2019.

Notary Public
My commission expires: 12/11/2022

KAREN R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Md Saidur Rahman	SunTrust Bank	127-00-0 020.00
8024 Charlotte Pike	901 Semmes Avenue	
Nashville, TN 37221	Richmond, VA 23224	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUNEER H. CHOWDHURY AND WIFE, TANUJA A. CHOWDHURY, hereinafter** referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MD SAIDUR RAHMAN AND FARHANA NAZMIN, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land lying in the Ninth, formerly the 14th Civil District of Davidson County, Tennessee, and being the westerly half of a 20 ACRE tract formerly owned by J. C. Hows and O. W. Hows, jointly and described according to a survey made by S. H. Hutchison, as follows:

Beginning at an elm on the north margin of Buffalo Creek Road, said elm being in the east margin of John Lovell Property; and running thence with the northern margin of said Road North 74 3/4 deg East 10 1/2 poles to a small elm; thence North 12 deg West, surface measure, 130 1/2 poles, more or less, to the original O. D. Elkins' south boundary line at a planted stone with the small hickory pointer; thence South 88 3/4 deg West 13.90 poles to the East boundary of the Joe Lovell Place at 2 chestnuts; thence South 6 1/2 deg West 1 3/4 poles with Lovell's east line to a chestnut stump; thence south 13 deg East with Lovell's line 128.78 poles to the beginning, containing ten acres, more or less.

Being the same property conveyed to Muneer H. Chowdhury and wife, Tanuja A. Chowdhury, by deed from Lisa C. Buckley-Bauman, married, dated 09/21/2012, of record in Instrument No. 20120924-0086709, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8024 Charlotte Pike, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

TChowdhury

Witness my hand this the 23rd day of July, 2019.

Muneer H. Chowdhury

Tanuja A. Chownhury

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Muneer H. Chowdhury and Tanuja A. Chowdhury,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY