Karen Johnson Davidson County Batch# 775070 DEEDWARR 12/16/2021 02:27:30 PM 2 pgs Fees: $13.00 Taxes: $1,794.50 20211216-0166599	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$485,000.00.** Affiant Subscribed and sworn to before me, this the 13th day of December, 2021. Notary Public My commission expires:_____ (AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NAVED MOHAMMED MOHYUDDIN AND RAKIBA JAHANARA MOHYUDDIN	**NEW OWNERS**	**114-07-OB-169.00 CO**
5007 Mountview Place		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VANCE D. RUGAARD, HUSBAND AND WIFE, PAMELA J. RUGAARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NAVED MOHAMMED MOHYUDDIN AND RAKIBA JAHANARA MOHYUDDIN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 37, as shown on the map entitled Section Seven Addition to Westchase, of record in Instrument No. 20051202-0144886, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to VANCE D. RUGAARD, HUSBAND AND WIFE, PAMELA J. RUGAARD, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX FIDGE HOMES, OF RECORD IN INSTRUMENT NO. 20060817-0101520, dated August 9, 2009, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-TRA-21-1725

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1725 Haleys Hope Court, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Witness my/our hand(s) this13th day of December, 2021

Vance D. Rugaard

VANCE D. RUGAARD

Pamela J Rugaard

PAMELA J. RUGAARD

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **VANCE D. RUGAARD, HUSBAND AND WIFE, PAMELA J. RUGAARD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023