THIS INSTRUMENT WAS PREPARED BY

RETURN TO:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 797243 DEEDWARR
01/31/2022 09:46:46 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20220131-0010781

ROBIN S. EDWARDS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **475,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chico Capital, LLC	NEW OWNER	MAP & PARCEL
612 Crieve Road		127-00-020.00
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MD SAIDUR RAHMAN AND FARHANA NAZMIN, husband and wife**

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

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

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 ¾ deg. East 10 ½ poles to a small elm; thence North 12 deg. West, surface measure, 130 ½ 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 ¾ deg. West 13.90 poles to the East boundary of the Joe Lovell Place at 2 chestnuts; thence South 6 ½ deg. West 1 ¾ 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 MD Saidur Rahman and Farhana Nazmin, husband and wife, by Warranty Deed from Muneer H. Chowdhury and wife, Tanuja A. Chowdhury of record in Instrument No. 20190725-0073027, Register's Office for Davidson County, Tennessee, dated July 23, 2019 and recorded on July 25, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) 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 and assigns forever; and we do covenant with the said GRANTEES that we 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; 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 GRANTEES, their 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 hand this the 21st day of January, 2022.

Md Sardwr Rahman

Md Saidur Rahman

Farhana Nazmin by
Md Sardwr Rahmnn, Attorney-in-Fact

Farhana Nazmin
BY: Md Saidur Rahman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Md Saidur Rahman** the bargainor,, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of January, 2022.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Md Saidur Rahman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Farhana Nazmin**, as her Attorney in Fact, as the free act and deed of the within named **Farhana Nazmin**.

Witness my hand and official seal this the 21st day of January, 2022.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY