WARRANTY DEED

Karen Johnson Davidson County
Batch# 832271 DEEDWARR
03/31/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,842.60
20220331-0037444

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $498,000.00.

Affiant

Subscribed and sworn to me on 03/23/22.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Fnu Mohammed Majeed Fnu Nooreen Begum 1405 West Running Brook Road Nashville, TN 37209	Guidance Residential, LLC 11107 Sunset Hills Rd. Suite 200 Reston, VA 20190	114 070B 130.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mohammad Roknuzzaman and Ayesha A. Roknuzzaman, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Fnu Mohammed Majeed and Fnu Nooreen Begum, husband and wife, hereinafter called **"GRANTEES,"** their successors 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 No. 5, on the Plan of Section Six, Addition to Westchase of record as Instrument #20050617-0069470, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Mohammad Roknuzzaman and Ayesha A. Roknuzzaman, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20051028-0130322 in the Register's Office for Davidson County, Tennessee, dated October 24, 2005 and recorded on October 28, 2005.

This is improved property known as 1405 West Running Brook Road, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 03/23/22

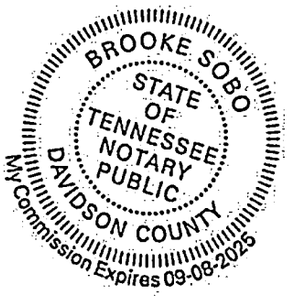
Mohammad Roknuzzaman

Ayesha A. Roknuzzaman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/23/22, before me personally appeared Mohammad Roknuzzaman and Ayesha A. Roknuzzaman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/23/22



NOTARY PUBLIC

My Commission Expires: 9/8/25

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on March 23, 2022.

Signature March 23, 2022.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on March 2022.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY