Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. B-ELAM-23-0621

Prepared By ~~and Return to:~~
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, ~~for this~~ transfer is $560,000.00.

Affiant

File Number: 23100709

Subscribed and sworn to before me, this 27th day of October, 2023.

Notary Public
My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 1067030 DEEDWARR
11/01/2023 10 44 49 AM 2 pgs
Fees $13 00 Taxes $2,072 00

20231101-0085403

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Othman Rahman	Same as new owner	181-01-0B-026.00-CO
621 Sugar Mill Dr.		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffery B. Olmstead and Sengdao Gina Olmstead, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Othman Rahman, a married man and Rabar Rahman, a single man, as Tenants in common with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot Number 166 on the Plan of Sugar Valley, Section 1 Addition, a Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20030708-0093537, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Jeffery B. Olmstead and Sengdao Gina Olmstead, husband and wife by deed from Yazdian Construction, Inc , a Tennessee Corporation of record in Instrument 20040105-000127, Register's Office for Davidson County, Tennessee, dated December 30, 2003 and recorded on January 05, 2004.

Jeffery B. Omstead was erroneously referenced as Jeffrey B. Omstead.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 621 Sugar Mill Dr., Nashville, TN 37211.

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 assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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 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 27th day of October, 2023

Jeffery B Olmstead

Sengdao Gina Olmstead

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeffery B Olmstead and Sengdao Gina Olmstead, husband and wife with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Murfreesboro, TN, this 27th day of October, 2023.

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires. Sept. 21, 2023