AFTER RECORDING RETURN TO:

Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-487049

Karen Johnson Davidson County
Batch# 1235684 DEEDQC
02/10/2025 09:18:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250210-0009746

THIS DOCUMENT PREPARED BY:

John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 181-01-0B-026-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 15 day of January, 2025 by and between

Othman Rahman, a married man, joined by his spouse, Amira Shouket Rahman, and Rabar Rahman, a single man, as tenants in common with rights of survivorship, residing at 621 Sugar Mill Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and

Othman Rahman, a married man, residing at 621 Sugar Mill Drive, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 166 on the Plan of Section One, Addition to Sugar Valley, 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.

Property Address: 621 Sugar Mill Drive, Nashville, TN 37211

BEING the same which Jeffery B. Olmstead and Sengdao Gina Olmstead, husband and wife by Deed dated October 27, 2023 and recorded November 1, 2023 in the County of Davidson, State of Tennessee in 20231101-0085403 conveyed unto Othman Rahman, a married man and Rabar Rahman, a single man, as Tenants in common with rights of survivorship.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Rabar Rahman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Rabar Rahman** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 15 day of January, 2025.

Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Amira Shouket Rahman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Amira Shouket Rahman** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 15 day of January, 20 25

Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Othman Rahman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Othman Rahman** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 15 day of January, 2025.

Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Othman Rahman

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 15 day of January, 20 25

Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Othman Rahman
621 Sugar Mill Drive
Nashville, TN 37211

Name and address of property owner:

Othman Rahman
621 Sugar Mill Drive
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Melissa Killmore, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 15th January 2025 (date of document).

Melissa Killmore
Affiant Signature

15th January 2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 15th day of January, 2025.

Shannon M Veltre
Notary's Signature

MY COMMISSION EXPIRES: 06/24/2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHANNON M VELTRE - Notary Public
Allegheny County
My Commission Expires June 24, 2028
Commission Number 1270193