Karen Johnson Davidson County
Batch# 1428324 DEEDWARR
06/05/2026 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.82
20260605-0051025

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,950.00

Affiant

JUSTIN FOSTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Comm. Expires 12/26/2029

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-26-2029

(AFFIX SEAL)

S-LPT-26-8029

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Olusegun Sanni and Rashidate Atiku-Sanni	**Same As New Owner**	
(NAME)	(NAME)	**181-03-0A-346.00-CO**
8029 Mandan Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUN HAE HAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLUSEGUN SANNI AND RASHIDATE ATIKU-SANNI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 145, on the plan of Phase Two, Addition to Indian Creek, of record as revised in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eun Hae Han, an unmarried woman by Warranty Deed from Xiu Qin Lin and Shu Qiu Sun, wife and husband of record in Instrument No. 20220328-0035129 Register's Office for Davidson County, Tennessee, dated March 25, 2022 and recorded on March 28, 2022.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20070720-0086788, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 391 Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10752, Page 553, as amended in Instrument No. 20000727-0074152, Instrument No. 20050118-0006063 and as supplemented in Instrument No. 20070606-0067790, Instrument No. 20070606-0067791, Register's Office for Davidson County, Tennessee.
- Rules of Homeowner's Association of record in Instrument Number 20200304-0024117, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11033, Page 509, as amended in Instrument No. 20000727-0074153, in the Register's Office for Davidson County, Tennessee.
- Charter for Indian Creek Homeowner's Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- Common Area Conveyance to HOA of record in Instrument Number 20130516-0049304, in the Register's Office for Davidson County, Tennessee.
- Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 10729, Page 380, in the Register's Office for Davidson County, Tennessee.
- Easement for Cemetery in favor of B. J. Militana and wife Marie Nilitana of record in Book 6549, Page 403, in the Registers Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument Number 20000802-0076584, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060526-0062237, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8029 Mandan Dr, Brentwood, Tennessee 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF JUNE, 2026.

Eun Hae Han

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUN HAE HAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2026.

Notary Public
My Commission Expires: 02/05/30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Justin Foster 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 6-2-26 (date of document).

Affiant Signature

6-2-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 of June, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027