WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-20-2025

LR-NVA-22-409

Karen Johnson Davidson County
Batch# 909002 DEEDWARR
08/26/2022 02:43:40 PM 3 pgs
Fees: $18.00 Taxes: $629.00

20220826-0096728

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)
Farzeen Salmani	**New Owner**	
(NAME)	(NAME)	
409 Shoreline Cir		**165-05-0A-054.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **STEPHANIE RENEE GRAU AS HEIR AND EXECUTOR OF THE KARL NOAH MOATES ESTATE, AS TO A 50% OWNERSHIP AND DALPHNE TURNER, A SINGLE WOMAN, AS TO A 50% OWNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FARZEEN SALMANI AND SORAYA SOLEIMANI** 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. 54 on the Plan of Subdivision Plat Section I, Phase I South Shore a Planned Unit Development of record in Plat at Instrument No. 20020624-0075604, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karl Moates and wife, Daphne Turner by Warranty deed from CMH Parks, Inc of record in Instrument No. 20081105-0110038 Register's Office for Davidson County, Tennessee, dated September 03, 2008 and recorded on November 05, 2008.

The said Karl Moates, unmarried since having deceased on December, 6th, 2021, leaving Stephanie Renee Grau as his sole heir at law. Testate probate remaining open in Davidson County CaseNo: 22P-437.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **409 Shoreline Cir, Antioch, Tennessee 37013**.

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 22 DAY OF AUGUST, 2022.

Stephanie Grau

Daphne Turner
By: Michael Eirk Turner, Attorney in Fact

The Estate of Karl Noah Moates

BY: Stephanie R. Grau
Stephanie Renee Grau
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE GRAU, 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 18th of August, 2022.

Lindsay B. Fattal

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ERIK TURNER, 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, and who has further acknowledged that he is the attorney in fact for DAPHNE TURNER, and is authorized by DAPHNE TURNER to execute this instrument on her behalf. Pursuant to Power of Attorney of Record in Instrument No.:_____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 18th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE RENEE GRAU, EXECUTOR of the THE ESTATE OF KARL NOAH MOATES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of August, 2022.

Lindsay B. Fattal

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

Witness my/our hand(s) this the 18th DAY OF AUGUST, 2022.

Stephanie Grau

Daphne Turner by Michael Eirk Turner
Daphne Turner
By: Michael Eirk Turner, Attorney in Fact

The Estate of Karl Noah Moates

BY:
Stephanie Renee Grau
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE GRAU, 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 18th of August, 2022.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ERIK TURNER, 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, and who has further acknowledged that he is the attorney in fact for DAPHNE TURNER, and is authorized by DAPHNE TURNER to execute this instrument on her behalf. Pursuant to Power of Attorney of Record in Instrument No.: 20220826-0096727 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 18th of August, 2022.

Notary Public
My Commission Expires: 4/29/2023
(SEAL)

TRAVIS CHADRICK WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON CO.
My Commission Expires 4/29/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE RENEE GRAU, EXECUTOR of the THE ESTATE OF KARL NOAH MOATES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of August, 2022.