WARRANTY DEED

Karen Johnson Davidson County
Batch# 1077099 DEEDWARR
12/01/2023 09:49:51 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20231201-0092773

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arendelle Properties, LLC	New Owner	18300011700
(NAME)	(NAME)	
806 Old Fort Parkway		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Fatemeh Moini Delheimer as Personal Representative for the Estate of Mohammad Taghi Moini Nejad Yeganeh a/k/a Mohammad T. Moini,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Arendelle Properties, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 14A of the Plan of Jennings Property Resubdivision of Tract 14, of record in Plat Book 7900, Page 824, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to Mohammad T. Moini by deed from Ernest D. Henson and spouse, Shirley D. Henson of record in Instrument Number 20020717-0086172. Mohammad T. Molini a/k/a Mohammad Taghi Moini Nejad Yeganeh and the Last Will and Testament of Mohammad Taghi Moini Nejad Yeganeh, deceased, admitted to Probate Clerk's Office for Davidson County, Tennessee, under Probate File Number 23P1233. The will calls for the real estate to be considered part of the estate and for the Personal Representative to sell.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4140 Twin Oaks Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hands this 29th day of November, 2023.

Fatemeh Moini Delheimer Personal Representative

Fatemeh Moini Delheimer as Personal Representative
for the Estate of Mohammad Taghi Moini Nejad Yeganeh
a/k/a Mohammad T. Moini

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Fatemeh Moini Delheimer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Personal Representative of Estate of Mohammad Taghi Moini Nejad Yeganeh a/k/a Mohammad Moini and that she as such Personal Representative executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Personal Representative.

WITNESS my hand and seal this 29th day of November, 2023.

Notary Public _____
My Commission Expires: _____

File No.: 16976

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024