Karen Johnson Davidson County
Batch # 1184685 DEEDWARR
09/23/2024 09:24:37 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240923-0073388

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$510,000.00**

Subscribed and sworn to before me this 13th day of September, 2024.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Firial Bahrani & Eman Bahrani **952 Draughon Avenue** **Nashville, TN 37204**	Same as New Owner	**118-09-0-220.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Kathy McGehee, Trustee of Sandra Jeanette Moyers Trust and Sandra Jeanette Moyers by Kathy McGeehee, Attorney-in-Fact for Sandra Jeanette Moyers**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Firial Bahrani, married with 25% interest and Eman Bahrani, married with 75% interest, as joint tenants with right of survivorship**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Map of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLES E. MOYERS AND WIFE, SANDRA J. MOYERS, by deed from JIM D. STUBBS AND WIFE, DEBORAH G. STUBBS, of record in Book 7131, page 383, dated February 6, 1987, said Register's Office. CHARLES E. MOYERS died testate on or about January 6, 2024, leaving SANDRA J. MOYERS as the surviving tenant by the entirety. For further reference see quitclaim deed of record with the Power of Attorney attached. in Instrument No. 20230921-0074170, dated August 30, 2023 and substitution of Attorney-in-Fact dated September 13, 2023 of record in Instrument No. 20240923-0073387, said Registers Office.

Kathy McGehee, Trustee of the Sandra Jeanette Moyers Trust u/w/d August 30th, 2023 Davidson County Seventh Circuit Court (Probate), Docket No. 24P564, joins in this conveyance to transfer any interest in the described real property.

This is improved property known as: 952 Draughon Avenue, Nashville, TN 37204

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 13th day of September, 2024.

Sandra Jeanette Moyers Trust, u/a/d August 30th, 2023
Kathy McGeehee, Trustee
By: Kathy McGeehee, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E Freeman,** a Notary Public in and for said County and State, **Kathy McGeehee, Trustee of the Sandra Jeanette Moyers Trust, u/w/d August 30th. 2023,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 13th day of September, 2024.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sandra Jeanette Moyers, by Kathy McGehee Attorney-in-Fact
Sandra Jeanette Moyers by Kathy McGehee, Attorney in Fact
By: Kathy McGehee, Attorney-in-Fact

Before me, the undersigned, a Notary Public of the said County and State, personally appeared, Kathy McGehee, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that she executed the within instrument for the purposes therein contained, and who further acknowledges that she is authorized to execute this instrument on behalf of Sandra Jeanette Moyers as her Attorney-in-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 13th day of September 2024.

My Commission Expires: 12/03/2024

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY