Karen Johnson Davidson County
Batch# 1461799 DEEDWARR
08/18/2026 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260818-0076967

WARRANTY DEED

DESIREE SAILEMA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/12/2029
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/12/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jennifer Stacey, Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 26-0268

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kler Moo, Sandy Moo and Moo Gay	Kler Moo, Sandy Moo and **Mu** Gay	147-08-0-141.00
(NAME)	(NAME)	
3755 Faulkner Drive	3755 Faulkner Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Five Thousand And No/100 Dollars ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, HARRIETT C. TURNER, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KLER MOO AND SANDY MOO, HUSBAND AND WIFE, AND Mu GAY, AN UNMARRIED WOMAN, ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:
Being Lot No. 87 on the Plan of Hillbrook Subdivision, Section 3, as shown of record in Plat Book 3300, Page 84, Register's Office for said County.

Said Lot No. 87 fronts 81 feet on the westerly side of Faulkner Drive and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Rona1d Andrew Turner and wife, Harriet C. Turner by Warranty Deed from Robert Lawrence Fitts and wife, Imagene Brown Fitts of record in Book 8055, Page 877, dated February 28, 1990, and recorded March 2, 1990, Register's Office for Davidson County, Tennessee. The said Ronald Andrew Turner having died on April 20, 2026.

This instrument executed on behalf of Harriet C. Turner by Andrew Turner pursuant to the Power of attorney of record in instrument no. 20260814-0076028, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3755 Faulkner Drive, Nashville, TN 37211

(House No.) (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 our hands this 13th day of August, 2026.

Harriett C. Turner
by Andrew Turner as Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 13th day of August, 2026, before me personally appeared Harriett C. Turner, unmarried to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13th day of August, 2026.

Commission Expires: 9/10/29

JULIE ECSTAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Desiree Sailema, 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 8/13/26 (date of document).

Desiree Sailema
Affiant Signature

8/14/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY