Karen Johnson
Batch # 1262766
04/21/2025 02 33 36 PM
Fees $13 00 Taxes $647 50

Davidson County
DEEDWARR
2 pgs

20250421-0030295

WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Fariba Gilany and David Gilani	New Owner	
(NAME)	(NAME)	081-07-0-259.00
1819 15th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Daj Enterprise LLC** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fariba Gilany, married and David Gilani, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 the Northerly 33 1/3 feet of Lot No. 18 on the Map of Lot 8 of the Thomas Woodard Subdivision, as of record in Book 161, page 44, Register's Office for said County.

Said part of said lot fronts 33 1/3 feet on the westerly side of 15th Avenue North and runs back 116.8 feet on the northerly line and 115.8 feet more of less on the southerly line, to an alley in the rear, treasuring 33 1/3 feet thereon.

Being the same property conveyed to DAJ Enterprise, L.L.C. by Warranty Deed from Johnny Burroughs and wife Linda Burroughs of record in Instrument No. 20160226-0018369 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 26, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at the Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1819 15th Ave N Nashville, TN 37208
(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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BGilani-25-1819

Witness my hand this 17 day of April, 2025

Daj Enterprise LLC

By: Darrell Jones, Member

By: Jeremy Mallard, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Darrell Jones, Member and Jeremy Mallard, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Daj Enterprise, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

WITNESS my hand and official seal at office this 17 day of April, 2025

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028