WARRANTY DEED

Karen Johnson
Batch # 1284614
06/16/2025 09 52 31 AM
Fees $13 00 Taxes $573 50

Davidson County
DEEDWARR
2 pgs

20250616-0046635

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF June, 2025

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES 12/19/2028

(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
Able Builders, Inc	New Owner	
(NAME)	(NAME)	
9475 Chesapeake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, a Tennessee limited liability company** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Able Builders, Inc. ,** as a Tennessee corporation 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 described as being the Northerly 33-1/3 feet of the Southerly 66-2/3 feet of Lot No. 354, on the Map of D. T. McGavock Addition, of record in Book 21, Page 41, Register's Office of Davidson County, Tennessee.

Said part of Lot 354 fronts 33-1/3 feet on the westerly side of 16th Avenue North, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by Warranty Deed from TRHI, LLC dated February 20, 2013 and recorded February 25, 2013 in Instrument No. 20130225-0018387, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to DAJ Enterprise, LLC by Quitclaim Deed from Johnny Burroughs and wife, Linda Burroughs, dated July 14, 2016 and recorded August 12, 2016 in Instrument No. 20160812-0084185, Register's Office of Davidson County, Tennessee.

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.

This is unimproved _ improved x property, known as 1751 16th 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

Witness my hand this 13th day of June, 2025

Daj Enterprise LLC

Jermie Mallard, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jermie Mallard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member 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 Member.

WITNESS my hand and official seal at office this 13th day of June, 2025

Notary Public

My Commission Expires: 9/5/2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY