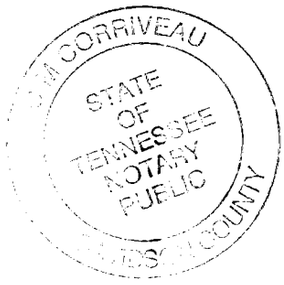
Karen Johnson Davidson County
Batch# 1311848 DEEDWARR
08/20/2025 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,290.30
20250820-0066424

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $619,000.00 Affiant Subscribed and sworn to before me, this the 15th day of August, 2025. Notary Public My commission expires: 1/22/2029



THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Diesel Properties, LLC	New Owner	060-16-0-054.00
600 Fedders Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DARDANET CAPITAL GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIESEL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 84 on the Map of Capitol View Subdivision, as of record in Book 974, Pages 52 and 53, Register's Office for said County, described as follows:

Said Lot No. 84 fronts 70 feet on the Easterly side of Alhambra Circle and runs back 285.9 feet on the Northerly line and 312.8 feet on the Southerly line to the Westerly line of Lot No. 88, measuring 71.5 feet thereon.

Being the same property conveyed to William D. Manley, an unmarried man by Warranty Deed from Steven Glowicki, unmarried of record in Instrument No. 20150729-0074566 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 29, 2015.

Being the same property conveyed to Dardanet Capital Group LLC, a Tennessee Limited Liability Company by Warranty Deed from William D. Manley, an unmarried man of record in Instrument No. 20250212-0010741 Register's Office for Davidson County, Tennessee, dated February 11, 2025 and recorded on February 12, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2825 Alhambra Circle, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2025.

Dardanet Capital Group LLC, a Tennessee Limited Liability Company

By:_____
Valon Arifi, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Valon Arifi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Dardanet Capital Group LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2025.

_____
Notary Public

My Commission Expires: 3-3-26

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

I, Kirsten Virden, 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 08/15/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/15/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM