Karen Johnson Davidson County
Batch# 1371846 DEEDWARR
01/22/2026 02:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20260122-0005428

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$425,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/9/27
(AFFIX SEAL)

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

File No.: 26-0006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David Gilani and Fariba Gilany	DAVID GILANI & FARIBA GILANY	072-13-0-260.00 and 072-13-0-257.00
(NAME)	(NAME)	
909 & 911 Douglas Avenue	562 GRAND OAKS DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	BRENTWOOD TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BAUGHER HOMES 104, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID GILANI AND FARIBA GILANY, 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:

Property 1:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72, in the Register's Office for Davidson County, Tennessee, to which

Plan reference is hereby made for a more complete description of the property.

Less and except that property sold to METRO at Instrument No. 20000425-0041138, in the Register's Office for Davidson County, Tennessee.

Property 2:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 218, 219 and 220 Plan of Trevecca Subdivision of Renraw, of record in Instrument Number 20100629-0050668, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William L. Baugher by Warranty deed from Daniel Luther Eslick of record in Instrument No. 20120305-0019142 Register's Office for Davidson County, Tennessee, dated February 24, 2012 and recorded on March 5, 2012. (Property 1)

Being the same property conveyed to William L. Baugher by Warranty deed from Robert J. Trummeter and Kimberly C. Scott-Trummeter, Trustees of the Trummeter Family Trust dated June 15, 2011 of record in Instrument No. 20120222-0015331 Register's Office for Davidson County, Tennessee, dated February 17, 2012 and recorded on February 22, 2012. (Property 2)

Being a portion of the same property conveyed to Baugher Homes 104, LLC, a Tennessee limited liability company, by Quitclaim deed from William L. Baugher of record in Instrument No. 20170110-0002737 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 10, 2017. (Property 1-2)

unimproved ☐
This is improved ☑ property, known as 909 Douglas Avenue, Nashville, TN 37206
911 Douglas Ave, Nashville, TN 37206
(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 successors 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 16th day of January, 2026.

Baugher Homes 104, LLC

BY: _____
William Baugher, Sr.,
Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared William Baugher, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Baugher Homes 104, LLC, the within named bargainor, a limited liability company, and that such William Baugher, Sr. as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal at Franklin, Tennessee this 16th day of January, 2026.

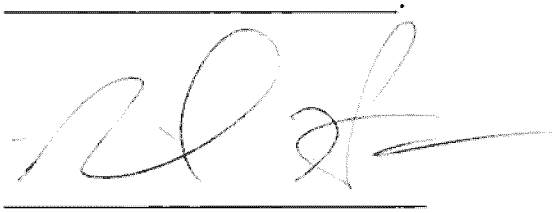
_____
Notary Public

My Commission expires: 9/14/29

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Nick Harris, 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 1/16/26.



Affiant Signature

1/16/26

Date

State of Tennessee

County of Williamson

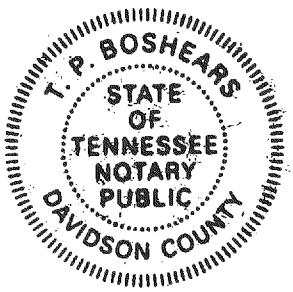
Sworn to and subscribed before me this 16 day of January, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date



Certificate of Authenticity

I, Nick Harris, 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

_____.

Affiant Signature

_____

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this _____ day of _____, 20___.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY