Name and Address of New Owner:
Mahoney Enterprises LLC
12730 Misty Harbour Lane
Palos Park, IL 60464
Send Tax Bills To:
Mahoney Enterprises LLC
12730 Misty Harbour Lane
Palos Park, IL 60464
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105 1 3P 1.00

Karen Johnson Davidson County
Batch# 734149 DEEDWARR
10/12/2021 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $4,824.89
20211012-0137061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **DC Nashville Real Estate II, LLC, a Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mahoney Enterprises LLC, a Delaware limited liability company, as to an undivided 88% interest; and Ruth A. Mahoney as Trustee of the Ruth A. Mahoney Trust Dated November 16, 1993, as to an undivided 12% interest, as tenants in common,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1 OF THE GULCH VIEW II, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GULCH VIEW II, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20200117-0006421, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREROF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, SAID UNITS BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DC NASHVILLE REAL ESTATE II, LLC BY WARRANTY DEED FROM T AND T DEVELOPMENT, LLC, RECORDED ON FEBRUARY 7, 2019, OF RECORD IN INSTRUMENT NO. 20190207-0011916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1000 12TH AVE. S., NASHVILLE, TN 37203.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of October, 2021.

DC Nashville Real Estate II, LLC, a Limited Liability Company

_____ (SEAL)
By Darin Cunningham, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned of the state and county mentioned, personally appeared Darin Cunningham, 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 Authorized Agent of DC Nashville Real Estate II, LLC, the within named bargainor, a Limited Liability Company, and that such Authorized Agent as such Darin Cunningham executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson County, this 6th day of October, 2021.

Regina Sullo
Notary Signature

Printed Name: Regina Sullo

My commission expires: 11/8/22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,304,025.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Regina Sullo
(Affiant)

Sworn to and subscribed before me this 6th day of October, 2021.

Leah Moore
Notary Public
My commission expires: _____
File No. 2021-2671

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Certificate of Authenticity

I, John Cobb Rochford. , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on October 6, 2021.

John Cobb Rochford 10/06/2021

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis , a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 6th day of October, 2021.

Brenda Lewis

Notary's Signature

My Commission Expires: 11-8-2021

