RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-16129-2023

Karen Johnson Davidson County
Batch# 1038349 DEEDWARR
08/15/2023 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20230815-0063462

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of Aug 2023

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Global House Investors, LLC and ARA Investments, LLC 5106 Centennial Blvd, Ste 200 Nashville, TN 37209	Same address as new owner	052-09-0-055

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($120,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SUSAN ELLEN MULCAHY, TRUSTEE OF THE MULCAHY BOCK FAMILY TRUST DATED AUGUST 22, 2018**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GLOBAL HOUSE INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND ARA INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Plat of a Subdivision of Lots No. 20, 21, 24, & 25 (Lot No. 20 incorrectly omitted from previous deeds), Montague Subdivision, of record in Book 843, page 79, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 7 fronts 94 feet on the westerly side of Peter Pan Street and runs back between parallel lines, along the south margin of East Palestine Road, 125 feet to a dead line in the rear.

Being the same property conveyed to Susan Ellen Mulcahy, Trustee, or any successor Trustee of the Mulcahy Bock Family Trust dated August 22, 2018, from Susan Ellen Mulcahy by Quitclaim Deed dated October 3, 2018 and recorded October 9, 2018 in Instrument #20181009-0100120, said Register's Office.

Being the same property conveyed to Susan Ellen Mulcahy from Tanya Rodriguez, Trustee of Yoruba Trust, by Warranty Deed dated August 12, 2014 and recorded August 12, 2014 in Instrument #20140812-0072836, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 1104 Peter Pan Street, Nashville, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of August, 2023

GRANTOR(S)

the Mulcahy Bock Family Trust dated August 22, 2018

By: _____
Susan Ellen Mulcahy, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Susan Ellen Mulcahy, who represented herself to be the Trustee of the Mulcahy Bock Family Trust dated August 22, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as said Trustee on behalf of the Mulcahy Bock Family Trust dated August 22, 2018.

WITNESS my hand and seal, this the 15 day of Aug, 2023.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug. 15, 23 (date of document).

Jennifer L. Pennell

Aug. 15, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of Aug, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

