Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1056815 DEEDWARR
10/03/2023 01:02:27 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20231003-0077727

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2023.

Notary Public

My commission expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Forest Park 5-15, LLC	**Forest Park 5-15, LLC**	**043-13-0A-063.00-CO**
323 Forest Park Road #5-15	**8308 Rugby Road**	
Madison, TN 37115	**Manassas Park, VA 20111**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Allan Michael Mulhern and Julie Ann Mulhern as Co-Trustees of The Mulhern Tennessee Community Property Trust dated July 20, 2022

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Forest Park 5-15, LLC, a Virginia limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 5-15(A/K/A - Building 5, Unit 15) on the Plan of Robin Hood Condominium of the Master Deed establishing a Horizontal Property Regime of Robin Hood Condominium established pursuant to the provisions of the Tennessee Horizontal Property Regime Act as the same is set out in Tennessee Code Annotated Section 64-2701, et seq., of record in Book 5388, page 524, as supplemented in Book 6669, page 149 and as amended in Book 11399, page 660, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "B" are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allan Mulhern and Julie Mulhern, husband and wife by Warranty deed from Carl T. Williams and Carla D. Williams, husband and wife of record in Instrument No. 20210827-0115658 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 27, 2021.

Being the same property conveyed to Allan Michael Mulhern and Julie Ann Mulhern as Co-Trustees of The Mulhern Tennessee Community Property Trust, dated July 20, 2022 by Quitclaim deed from Allan Michael Mulhern and Julie Mulhern, husband and wife of record in Instrument No. 20220725-0084855 Register's Office for Davidson County, Tennessee, dated July 20, 2022 and recorded on July 25, 2022.

This is improved property known as **323 Forest Park Road #5-15, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of September, 2023.

Allan Michael Mulhern – Co-Trustees

Julie Ann Mulhern – Co-Trustees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Allan Michael Mulhern and Julie Ann Mulhern**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Co-Trustees of the Mulhern Tennessee Community Property Trust dated July 20, 2022**, and are authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 28th day of September, 2023.

Notary Public
My Commission Expires: 3.23.27



Lenders Title Company File No. 23-000267-626