Karen Johnson Davidson County
Batch# 1085445 DEEDWARR
12/22/2023 03:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231222-0098990

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To: **NEW OWNER**

New Owner is:
Global House Investors, LLC and
ARA Investment Group, LLC

Map and Parcels
052-09-0-055

• • • • •

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS **$0.00** DOLLARS.

Affiant

Subscribed and sworn to before me this 21 day of December 2023.

My commission expires: _____

Notary Public

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

• • • • •

DEED OF CORRECTION FOR WARRANTY DEED

WHEREAS, a **Warranty Deed** conveying the within described property to **Global House Investors, LLC, a Tennessee Limited Liability Company and ARA Investment Group, LLC, a Tennessee Limited Liability Company** has previously been executed and put of record in **Instrument Number 202308150063462** , Register's Office of **Davidson** County, Tennessee.

WHEREAS, the aforementioned Warranty Deed had an error in the spelling of the name of one of the Grantee(s).

WHEREAS, ARA Investment Group, LLC, a Tennessee Limited Liability Company was erroneously referenced in said Warranty Deed as "**ARA Investments, LLC, a Tennessee Limited Liability Company.**

NOW, THEREFORE, For in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **SUSAN ELLEN MULCAHY, TRUSTEE OF THE MULCAHY BOCK FAMILY TRUST DATED AUGUST 22, 2018** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the said **GLOBAL HOUSE INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY and ARA INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter referred to as Grantees, their heirs and assigns, that 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. 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 Global House Investors, LLC, a Tennessee Limited Liability Company and ARA Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Susan Ellen Mulcahy, Trustee of the Mulcahy Bock Family Trust dated August 22, 2018, of record in Instrument No. 20230815-0063462, in the Register's Office of Davidson County, Tennessee, dated August 15, 2023, and recorded on August 15, 2023.

Property Address: 1104 Peter Pan St, Madison, TN 37115

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.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantors do further covenant and bind themselves and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 20 day of December 2023

GRANTOR:

The Mulcahy Bock Family Trust dated August 22, 2018

Susan Ellen Mulcahy

BY: Susan Ellen Mulcahy
ITS: Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan Ellen Mulcahy, Trustee** of **The Mulcahy Bock Family Trust dated August 22, 2018**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20 of December, 2023.

William T. Grones

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

GRANTEE:

ARA Investment Group, LLC, a Tennessee limited liability company

BY: _____
Ricardo Hall
Sole Member

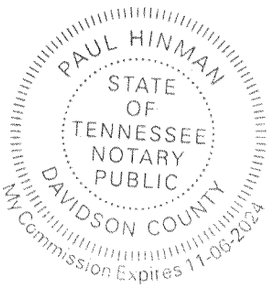
Global House Investors, LLC, a Tennessee limited liability company and

BY: _____
Benjamin Patterson
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICARDO HALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the of ARA INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21 of December, 2023.



_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN PATTERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of GLOBAL HOUSE INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21 of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



True Copy Certification

I, **Pam Autry,** 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 this the 21 day of December, 2023.

Affiant Signature
Date 12/21/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027