WARRANTY DEED

Karen Johnson Davidson County
Batch# 1085445 DEEDWARR
12/22/2023 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,126.65
20231222-0098991

BS-KW-23-1104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Eliot Clarke	**Canopy Mortgage, LLC, ISAOA**	
(NAME)	(NAME)	**052-09-0-055.00**
1104 Peter Pan St	**360 Technology Court, Ste. 200**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Lindon, UT 84042**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARA INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND GLOBAL HOUSE INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL ELIOT CLARKE, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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.

Being the same property conveyed to Global House Investors, LLC, a Tennessee Limited Liability Company and ARA Investment Group, LLC, a Tennessee Limited Liability Company, by Corrective Deed from Susan Ellen Mulcahy, Trustee of the Mulcahy Bock Family Trust dated August 22, 2018, of record in Instrument No. 202312220098990, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1104 Peter Pan St, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 21st DAY OF DECEMBER, 2023.

ARA Investment Group, LLC

BY: _____
Ricardo D. Hall
Sole Member

Global House Investors, LLC

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 D. 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 SOLE MEMBER of ARA INVESTMENT GROUP, LLC 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 21st of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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 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 21st of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 21st 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:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024