Karen Johnson Davidson County
Batch# 1442951 DEEDWARR
07/07/2026 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20260707-0061118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Andrew Molony and Kaylie Mulligan	NEW OWNER	091 09 0W 001.00
(NAME)	(NAME)	
5906A Deal Ave	5906A Deal Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Aaron Adelman and Hillary Elizabeth Mulvey, husband and wife** (referred to as Michael Aaron Adelman, A Single Man, And Hillary Elizabeth Mulvey, A Single Woman, As Joint Tenants in Instrument No. 20210922-0127219, in the Register's Office of Davidson County, Tennessee), hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Andrew Molony and Kaylie Mulligan, husband and wife, as joint tenants**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit A, together with comm on areas, as established by Declaration of Covenants, Conditions and Restrictions for 5906 DEAL AVENUE COMMONS, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (Horizontal Property Regime with Private Elements) of record as Instrument No. 20160823-0088063 and being shown on Plat attached there to Exhibit "B", in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Aaron Adelman, A Single Man, And Hillary Elizabeth Mulvey, A Single Woman, As Joint Tenants, by Warranty Deed from Steven J. Eggart, Jr., An Unmarried Man, of record in Instrument No. 20210922-0127219, in the Register's Office of Davidson County, Tennessee, dated September 13, 2021 and recorded on September 22, 2021.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. M. NALL'S SUBDIVISION OF LOTS 18, 19, 20, B. F. COCKRILL LAND, as recorded in Plat Book 421, Page 63.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160823-0088063.
Charter for 5906 Deal Avenue Commons Owners Association, Inc recorded as Instrument No. 20160823-0088062.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5906A Deal Ave, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 29th day of June, 2026.

Michael Aaron Adelman

Hillary Elizabeth Mulvey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of June, 2026, before me personally appeared Michael Aaron Adelman and Hillary Elizabeth Mulvey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 5-21-30

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Magnolia Title & Escrow
1526 Hunt Club Blvd., Ste. 510
Gallatin, TN 37066

Certificate of Authenticity

I, Krystal Schuster, 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 6/29/26.

Date

Affiant Signature

6/29/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of June, 20 26.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)