Karen Johnson
Batch # 1480524
10/05/2026 09:36:47 AM
Fees: $13.00 Taxes: $15,447.50
Davidson County
DEEDWARR
2 pgs
20261005-0091329

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michael Mulloy and Minje Malloy 508 Davidson Road Nashville, TN 37205	Michael Mulloy and Minje Malloy 508 Davidson Road Nashvile, TN 37205	115 08 0 016.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Triple AAA Holdings, LLC, a Wyoming Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Michael Mulloy and Minje Mulloy, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 508 Davidson Road, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 8th Civil District of the County of Davidson, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Brook Meade, Section I, of record in Plat Book 2133, Page 77, Register's 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 Triple AAA Holdings, LLC, A Wyoming Limited Liability Company, by Warranty Deed from Timothy M. McManus, Trustee of the Timothy M. McManus Revocable Trust Agreement dated May 18, 2018, as to an undivided 50% interest, and Holly T. McManus, Trustee of the Holly T. McManus Revocable Trust Agreement Dated May 18, 2018, as to an undivided 50% interest, as Tenants in Common, dated January 05, 2026, and recorded January 06, 2026, of record in Instrument No. 20260106-0000743, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 508 Davidson Road, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 18th day of September, 2026.

Triple AAA Holdings, LLC, a Wyoming Limited Liability Company

By: _____
Kim A. Silverberg, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley Rudy of the state and county mentioned, personally appeared Kim A. Silverberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Triple AAA Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Kim A. Silverberg, such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of September, 2026.

_____
Notary Signature

Printed Name: Ashley Rudy

My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 2 day of October, 2026.

_____
Notary Public
My commission expires: 7-7-2027

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027