Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0404

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

JOSHUA A. TERRY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
December 12, 2023

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of April, 2020

Notary Public

Dec. 12, 2023

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Adams 1205 Paris Avenue #213 Nashville, TN 37212	New Owner 2218 Belmont Blvd #101 Nashville, TN 37212	118-01-0Q-213.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kevin Brendan O'Malley and Tara Ramachandra, Trustees of The O'Malley Ramachandra Joint Revocable Trust dated April 11, 2017

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Adams, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 213, 12th Avenue Owners Condominium, as shown on declaration of record in Instrument 20110324-0022881, Amended at Instrument Nos. 20110325-0023142 and 20110328-0023786, Corrected at Instrument No. 20110330-0024536, in the register's office, Davidson County, Tennessee, to which plat reference in hereby made for a more particular description of said unit.

Being the same property conveyed to Kevin Brendan O'Malley, a single person by Warranty deed from 12th and Paris, LLC of record in Instrument No. 20120123-0006094 Register's Office for Davidson County, Tennessee, dated January 17, 2012 and recorded on January 23, 2012.

Being the same property conveyed to Kevin Brendan O'Malley and Tara Ramachandra, Trustees of the O'Malley Ramachandra Joint Revocable Trust by Quitclaim deed from Kevin Brendan O'Malley, a single person of record in Instrument No. 20170906-0091697 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 06, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1205 Paris Avenue #213, Nashville, TN 37212

Karen Johnson Davidson County
Batch# 385727 DEEDWARR
04/14/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20200414-0039122

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of April, 2020.

The O'Malley Ramachandra Joint Revocable Trust dated April 11, 2017

By: _____ 2020-04-09
Kevin Brendan O'Malley, Trustee

By: _____ 2020-04-09
Tara Ramachandra, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin Brendan O'Malley and Tara Ramachandra, Trustees of The O'Malley Ramachandra Joint Revocable Trust dated April 11, 2017** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood (city), Tennessee (state) this 9th day of April, 2020.

JOSHUA A. TERRY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
December 12, 2023

_____
Notary Public
My Commission Expires: Dec. 12, 2023

(Notary Seal)

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

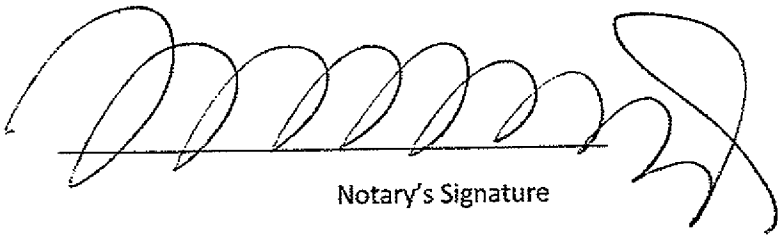


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

