RETURN TO
RUDY TITLE AND ESCROW, LLC
OUR FILE: J EXP 20 1023
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

Name and Address of New Owner:

AND SEND TAX BILLS TO:

RICKI WELLS
3370 N HAYDEN RD, STE 123
SCOTTSDALE, AZ 85251

Karen Johnson Davidson County
Batch# 406826 **DEEDWARR**
05/27/2020 04:16:45 PM 3 pgs
Fees: $18.00 Taxes: $656.75

20200527-0054704

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 082-03-0-122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of O'Malley Family Trust II**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ricki L. Wells** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of W.T. Fitzpatrick's Subdivision, of record in Plat Book 421, Page 76, in the 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 Robert A. O'Malley and wife, Betty S. O'Malley, as tenants by entirety by Warranty deed from Michale W. Cothern and wife, Donna M. Cothern, of record in Book 10921, page 666, Register's Office for Davidson County, Tennessee, dated May 1, 1998 and recorded on May 7, 1998.

Being a portion of the same property conveyed to Robert A. O'Malley, Trustee of the Robert A. O'Malley Revocable Trust dated November 6, 2015 by Quitclaim deed from Robert A. O'Malley and wife, Betty R. O'Malley of record in Instrument No. 20151117-0116722 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 17, 2015.

Being a portion of the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust II by Quitclaim deed from Robert A. O'Malley Revocable Trust dated November 6, 2015, Gordon W. O'Malley and George A. Street, Jr., Successor Co-Trustees of the Robert A. O'Malley Revocable Trust Dated November 6, 2015 of record in Instrument No. 20170811-0082751 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 11, 2017.

Being also known as 911 North 2nd Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS

SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of May, 2020.

O'Malley Family Trust II

By: _____
Gordon W. O'Malley, Co-Trustee

By: _____
George A. Street, Jr., Co-Trustee

State of Tennessee
County of Davidson

Before me, Steven Paul Disser of the state and county mentioned, personally appeared Gordon W. O'Malley, Co-Trustee and George A. Street, Jr., Co-Trustee 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 theCo-Trustee of O'Malley Family Trust II, the within named bargainor, a Trust, and that as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Co-Trustee.

Witness my hand, at office, this 15th day of May, 2020.

_____
Notary's Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 under 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 $177,500.00, 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
15th day of May, 2020.

Notary Public
My commission expires: 1-3-22



File No. 2020-744