THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210334022** Karen Johnson Davidson County Batch# 624344 **DEEDWARR** 04/28/2021 09:50:41 AM 2 pgs Fees: $13.00 Taxes: $573.50 20210428-0056520	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this 26th day of April, 2021. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2022

WARRANTY DEED

Address New Owner: BCM Construction, LLC and Michele Nanna P O Box 60986 Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-13-0-261.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of The O'Malley Family Trust II** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BCM Construction, LLC, a Tennessee limited liability company and Michele Nanna, as tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 222 on the plan of Trevecca Subdivision of Renraw as of record in Book 421, pages 72 and 73, Register's Office for said County.

Said Lot No. 222 fronts 50 feet on the northerly margin of W. Douglas Avenue and extends back 266.5 feet on the Westerly line and 267.4 fret on the easterly line to a dead line in the rear, measuring 50 feet thereon.

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 Co_Trustees Quitclaim deed from Robert A. O'Malley Revocable Trust dated November 06, 2015, Gordon W. O'Malley and George A. Street Jr Successor Co-Trustees of the Robert A. O'Malley Revocable Trust Dated November 06, 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.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page (S)72 and 73, Register's Office for Davidson County, Tennessee.

This is improved property located at 907 Douglas Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2021.

Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of The O'Malley Family Trust II

BY: _____ Trustee
Gordon W. O'Malley, Trustee

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gordon W. O'Malley and George A. Street, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The O'Malley Family Trust II, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 26th day of April, 2021.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022