WARRANTY DEED

Karen Johnson Davidson County
Batch# 669136 DEEDWARR
07/01/2021 09:41:17 AM 2 pgs
Fees: $13.00 Taxes: $13,542.00

20210701-0089091

File No.: RES-21-2323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/13/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd O'Malley and Kimberly O'Malley	New Owner	117 10 0 006.00
(NAME)	(NAME)	
2323 Woodmont Boulevard Nashville, TN 37215		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **AMY L. WOOD, TRUSTEE OF LOCALE LILLY FAMILY TRUST**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TODD O'MALLEY AND KIMBERLY O'MALLEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14, Block 4, on the plan of Woodmont Estates, of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee., to which reference is hereby made for a more complete description.

Being the same property conveyed to Locale Lilly Family Trust by Warranty Deed from Roger S. Baskin, dated July 31, 2017, recorded August 8, 2017, in Instrument No. 20170808-0081296, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2323 Woodmont Boulevard, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 30th day of June, 2021

Locale Lilly Family Trust

By: _____, Trustee

Amy L. Wood, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2021, before me personally appeared Amy L. Wood, Trustee of Locale Lilly Family Trust, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2021.

_____
Notary Signature
My commission expires: 3/3/25

