THIS INSTRUMENT PREPARED BY:
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Watkins & McNeilly, PLLC
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Karen Johnson Davidson County
Batch# 802775 DEEDQC
02/09/2022 11:46:26 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20220209-0014992

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
GORDON W. O'MALLEY and TINA R. O'MALLEY, Co-Trustees 1101 Cutters Cove Rd. Kingston Springs, TN 37082	SAME	07212004000 07309016300 09204009100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Dollar ($1.00).

GORDON W. O'MALLEY

8th SUBSCRIBED AND SWORN to before me by GORDON W. O'MALLEY this 8th day of February, 2022.

LISA MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Notary Public
My Commission Expires: May 5, 2025

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, GORDON W. O'MALLEY and TINA R. O'MALLEY, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto GORDON W. O'MALLEY and TINA R. O'MALLEY, CO-TRUSTEES OF O'MALLEY TENNESSEE COMMUNITY PROPERTY TRUST dated February 8, 2022, their successors and assigns ("GRANTEE"), all of GRANTORS' right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 8th day of February, 2022.

GORDON W. O'MALLEY

TINA R. O'MALLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared GORDON W. O'MALLEY and TINA R. O'MALLEY, the within named bargainers, 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, this 8th day of February, 2022.

NOTARY PUBLIC

My Commission Expires:
May 5, 2025

LISA MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

EXHIBIT A

Parcel 1: 133 Piedmont Ave, Nashville, TN 37216
07212004000

Land in Davidson County, Tennessee, being Lot No. 105 on the Map of Waters Place, of record in Book 332, Pages 136 and 137, Register's Office for said County.

Said Lot No. 105 fronts 50 feet on the north side of Piedmont Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Robert A. O'Malley or Gordon W. O'Malley as tenants in common with the expressed right of survivorship by deed of record in Book 5146, Page 401, R.O.D.C. Robert A. O'Malley predeceased Gordon W. O'Malley and Robert A. O'Malley's interest vested in Gordon W. O'Malley.

Parcel 2: 1990 Upland Dr., Nashville, TN 37216
07309016300

Being Lot No. 385 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for said County.

Said lot fronts 89 feet on the southerly side of Upland Drive and runs back between lines 171.86 feet on the west line and 176.83 feet on the east line to a dead line in the read on which it measures 62.65 feet.

Being the same property devised to Gordon W. O'Malley by the Last Will and Testament of Marjorie O'Malley duly probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 20P-501 and documented by an Executor's quitclaim deed of record instrument number 20200707-0072913, R.O.D.C.

Parcel 3: 1008 14th Ave. N, Nashville, TN 37208
09204009100

Being the southerly 30 feet of the Northerly 92 feet of Lots Nos. 54 and 55 of the plan of Harding's First Addition to Nashville of Record in Book 19, Page 241, Registers Office of Davidson County, Tennessee.

Beginning at a stake in the Easterly margin of 14th Avenue North, said stake being located South 28 degrees, 62 feet from the Southerly margin of Phillips Street running thence 63 degrees 30' East 108 feet parallel with Phillips Street to a stake on the original lot line of Lots 53 and 54 passing the original lot lines of lots 54 and 55 at 54 feet (from the beginning) running thence with the original lot line of Lots 53 and 54 South 28 degrees East 30 feet to a stake, said stake being located North 28 degrees West 58 feet from the Northerly margin of a 15 feet alley, running thence South 63 degrees 30 minutes West 108 feet to a stake in the easterly margin of 14th Avenue North, Passing the original lot line of Lots 54 and 55, 54 feet from said stake, running thence with the Easterly margin of 14th Avenue North 30 feet to the point of beginning. All in accordance with the Survey and Plat by Norris H. Hickerson, Surveyor, dated August 18, 1953.

Being the same property conveyed to Gordon O'Malley and Tina O'Malley by quitclaim deed of record instrument number 20150428-0037934, R.O.D.C.