Name and Address of New Owner:
JML Holdings, LLC
1831 12th Ave S, Ste 171
Nashville, TN
37203

Karen Johnson Davidson County
Batch# 853485 DEEDWARR
05/11/2022 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220511-0053829

Send Tax Bills To:
Same as Owner

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

Map & Parcel No: 093-16-0-390

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 The O'Malley Family Trust, II by Co-Trustee's**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JML Holdings, LLC, a** Tennessee **Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
Tract 1 - 143 Fain Street - Tax Map and Parcel No. 093-16-0-390.00:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 1 of Block "G", on the Map of Hermitage Addition, as of record in Book 57, Page 43 , Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Fain Street, and extends back between parallel lines, along the east margin of Decatur Avenue, 160 feet to an alley.

Being the same property conveyed to Robert A. O'Malley and wife, Betty S. O'Malley by Warranty deed from William A. Matthews, Frank D. Matthews, Ronald Matthews, Edward P. Matthews, Jr. and Jo Ann Lewis, being the sole heirs of Frances Matthews Brooks, deceased of record in Book 8532, page 880 Register's Office for Davidson County , Tennessee, dated January 17, 1992 and recorded on January 22, 1992. (Value or consideration as shown in aforementioned deed $6,000.00.)

Tract 2 - 145 Fain Street - Tax Map and Parcel No. 096-16-0-391.00:

The following described property in Davidson County, Tennessee, to wit:

Being the Easterly 10 feet on Lot No. 1 and the westerly 20 feet of Lot No. 2 of Block G on the Map of the Hermitage Addition as of record in Book 57, page 43, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 1 and 2 front together 30 feet on the Southerly side of Fain Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Robert A. O'Malley and wife, Betty S. O'Malley, as tenants by the entirety by Warranty deed from Robert E. Poole dba Colonial Construction Company of record in Instrument No. 20010828-0093490, Register's Office for Davidson County, Tennessee, dated August 24, 2001 and

recorded on August 28, 2001. (Value of consideration shown in aforementioned deed $3,000.00.)

Both Tracts

Being a portion of the same property conveyed to Robert A. O'Malley, Trustee of the Robert A. O'Malley Revocable Trust dated November 06, 2005 by Quitclaim deed from Robert A. O'Malley and Betty S. 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. (Value or consideration as shown in aforementioned deed $0.00.)

Robert A. O'Malley died October 12, 2016, his estate being administered through Davidson County Probate Court, Docket No. 16P1763.

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-Trustee's Quitclaim Deed from Gordon W. O'Malley and George A. Street, Jr., successor co-trustees of the Robert A. O'Malley Revocable Trust dated November 06, 2005 of record in Instrument No. 20170811-0082751, Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 11, 207. (Value or consideration as shown in aforementioned deed $0.00.)

Certificate of Trust for "O'Malley Family Trust II" recorded in Instrument No. 20210428-0056519, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, 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 2nd day of May, 2022.

O'Malley Family Trust, II dated November 6, 2015

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

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

State of Tennessee
County of Davidson

Before me, Sarah Lile 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 dated November 6, 2015, 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 2nd day of May, 2022.

Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
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 $350,000.00, 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
2nd day of May, 2022.

Notary Public
My commission expires: 3.3.2025
File No. GNT-22-2170

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

202205110053829

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/2/22.

Affiant Signature

5/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of ~~April~~ May, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022