Name and Address of New Owner:
Brian Milton Vance and James Garty
1208 Katie Avenue
Nashville, TN 37207

Send Tax Bills To:
Movement Mortgage
8024 Calvin Hall Rd.
Indian Land, SC 29707

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

Map & Parcel No: 071-10-0-112.00

Karen Johnson Davidson County
Batch# 853962 DEEDWARR
05/12/2022 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20220512-0054382

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 I**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian Milton Vance, a single man and James Garty, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of W. G. Bush Tract of record in Plat Book 421, Page 24, 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 the entirety by Warranty Deed from Citizens Savings Bank and Trust Company of record in Instrument No. 20040412-0040535, Register's Office for Davidson County, Tennessee, dated April 06, 2004 and recorded on April 12, 2004. (Value of consideration shown in aforementioned deed $7,000.00.)

Being a portion of the same property conveyed to Robert O'Malley Trustee of the Robert A. O'Malley Revocable Trust dated November 06, 2015 by Quitclaim deed from Robert O'Malley and 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. (Value of consideration shown in aforementioned deed $0.00.)

Robert A. O'Malley died on October 12, 2016, successor co-trustees are Gordon W. O'Malley and George A. Street, Jr and Trust became Irrevocable at the death of Robert A. O'Malley.

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 I 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 06, 2015 of record in Instrument No. 20170811-0082750 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 11, 2017. (Value of consideration shown in aforementioned deed $0.00.)

For informational purposes only: Being also known as 1210 Katie Avenue, Nashville, Tennessee 37207.

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 Grantees, and the Grantees' 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 1 dated November 6, 2015

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

By: George A. Street, Co-Trustee
George A. Street, 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, 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 1 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
NOTARY PUBLIC
STATE OF TENNESSEE
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 $275,000.00, 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: 11/3/22
File No. GNT-22-2171



Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 on this 2 day of May, 20 22

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON