Karen Johnson Davidson County
Batch# 988030 DEEDWARR
04/04/2023 09 32 49 AM 2 pgs
Fees $13 00 Taxes $1,054 50
20230404-0024318

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230343929** BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $285,000.00 Affiant Subscribed and sworn to before me, this 31st day of March, 2023. Notary Public My Commission Expires: 6-17-2024

WARRANTY DEED

Address New Owner: CDH Properties LLC 4862 Lynn Dr. Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-13-0-430.00

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 **CDH Properties LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 20 on the Map of the Eastland Baptist Church Subdivision of Blocks "B" and "C", of Young Wilhoite's Plan of the Douglas property, as of record in Book 421, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 51 1/2 feet on the Southerly side of Douglas Avenue, and runs back 159 1/2 feet on the West line and 169 1/2 feet on the East line with the Westerly margin of Wilhoite Street to an alley, and shows 50 feet on said alley.

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 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 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 155, Register's Office for Davidson County, Tennessee.

This is improved property located at 1118 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, Grantors have executed this instrument on this 31st day of March, 2023.

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

BY: _____
Gordon W. O'Malley, Trustee

BY: _____
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 31st day of March, 2023.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Feb 28, 2026