Karen Johnson Davidson County
Batch# 996300 DEEDWARR
04/26/2023 09 37 51 AM 3 pgs
Fees $18 00 Taxes $980 50
20230426-0030547

Name and Address of New Owner:
Hein Properties, LLC
9 City Place, Unit 404
Nashville, TN 37209

Send Tax Bills To:
9 City Place, Unit 404
Nashville, TN 37209

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

Map & Parcel No: 071-16-0-247.00

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**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hein Properties, LLC, a Limited Liability Company, and Trey Cain, Trustee of the Springwaters 20-6 TCKMAH Trust and Trey Cain, Trustee of the Indy Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 252 and the South 15 feet of Lot 253, Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee. Said lot and part of Lot adjoin and front together 45 feet on the easterly side of North 7th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Robert Allen O'Malley and wife, Betty O'Malley by Warranty deed from Candace Marlene Parker, Executrix of the Estate of J. Ralph Smith of record in Book 9801, page 534, Register's Office for Davidson County, Tennessee, dated September 19, 1995, and recorded on September 21, 1995.

Being a portion of the same property conveyed to Robert A. O'Malley, Trustee of The Robert A. O'Malley Revocable Trust by Quitclaim deed from Robert A. O'Malley and Betty R. O'Malley, of record in Instrument No. 20151117-0116722, Register's Office for Davidson County, Tennessee, dated November 6, 2015, and recorded on November 17, 2015.

Robert A. O'Malley having since died, the Successor Co-Trustees are Gordon W. O'Malley and George A. Street Jr. See Probate Docket 16P1763, Seventh Circuit Court for Davidson County, Tennessee, Probate Division

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 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 6, 2015, of record in Instrument No. 20170811-0082751, Register's Office for Davidson County, Tennessee, dated August 8, 2017 and recorded on August 11, 2017.

Being also known as 1213A North 7th Street Nashville, TN 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 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 25th day of April, 2023.

O'Malley Family Trust II

By: _____
Gordon W. O'Malley

By: _____
George A. Street

State of Tennessee
County of Davidson

Before me, Steven P. Disser of the state and county mentioned, personally appeared Gordon W. O'Malley, and George A. Street, 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 the of O'Malley Family Trust II, the within named bargainor, a , and that as such , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the as .

Witness my hand, at office, this 25th day of April, 2023.

STEVEN P DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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 $265,000.00, 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
25th day of April, 2023.



Notary Public
My commission expires: 6-17-2024
File No. GNT-23-2703