Name and Address of New Owner:
BMB Properties
944 Main Street
Nashville, TN 37206

Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 998338 DEEDWARRSP
05/01/2023 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20230501-0032195

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

Map & Parcel No: 072-11-0-398.00

SPECIAL 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 "Grantors"), have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **BMB Properties, a Tennessee general partnership** (the "Grantee"), the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 209, as shown on the map entitled Map Showing Subdivision of The Waters Place on Maxey Lane, of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust II, by 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 as Instrument No. 20170811-0082751, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1601 Essex Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: (1) 2023 real property taxes, which have been prorated and assumed by Grantee; and (2) all matters shown on the Plan of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.

TOGETHER WITH any and all 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 and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have good right and lawful authority to convey the same, and that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out). Grantors further covenant and bind Grantors, their successors, and their assigns, to forever warrant and defend said title to Grantee, its successors, and its assigns, against any and all lawful claims of all persons whomsoever arising by, through, or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on the 28th day of April, 2023.

Gordon W. O'Malley, ~~Co-~~Trustee of the
O'Malley Family Trust II

George A. Street, Jr., Co-Trustee of the
O'Malley Family Trust II

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, CO-TRUSTEE OF THE O'MALLEY FAMILY TRUST II**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of April, 2023.

Notary Public

My Commission Expires: 3/3/25

STEVEN P DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE A. STREET, JR., CO-TRUSTEE OF THE O'MALLEY FAMILY TRUST II**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of April, 2023.

Notary Public

My Commission Expires: 3/3/25

STEVEN P DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

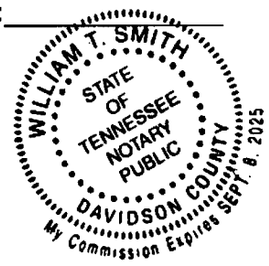
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $250,000.00, 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
28th day of April, 2023.

Notary Public
My commission expires:_____
File No. GNT-23-2690



True Copy Certification

I, William T. Smith, 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 April 28, 2023.

Affiant Signature

Date: 4/28/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of April, 2023.

Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

