Karen Johnson Davidson County
Batch# 1001485 DEEDWARR
05/10/2023 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20230510-0034679

Name and Address of New Owner:
Brian Vance
1122 McGavock Pike
Nashville, TN 37216

Send Tax Bills To:
New Owner
1208 Kahest. Nashville, TN 37207

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

Map & Parcel No: 072-06-0-262.00

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 **Brian Vance,** unmarried,"the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, Page 44, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the South side of Maxey Avenue (now known as McGavock Pike), and runs back between parallel lines, 200 feet to an alley.

Being the same property conveyed to Robert A. O'Malley, a single man by Warranty deed from Fred Fowler and wife, Louise Fowler of record in Book 4466, page 444, Register's Office for Davidson County, Tennessee, dated December 12, 1970 and recorded on December 14, 1970.

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, 2015 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 06, 2015 and recorded on November 17, 2015.

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-Trustees' 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 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, 2023.

The O'Malley Family Trust II

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

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

State of Tennessee
County of Davidson

Before me, Steven Disser 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 The O'Malley Family Trust II, 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, 2023.

_____
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 $300,000.00, 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, 2023.

Notary Public
My commission expires:_____
File No. GNT-23-2650

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 5/3/23.

Date

Affiant Signature

5/3/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of May, 2023.

Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2024