Name and Address of New Owner
Hein Properties, LLC, a Tennessee limited liability company
and Trey Cain, Trustee of Springwaters 20-6 TCKMAH Trust
Trey Cain, Trustee of Foundation Trust

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

Karen Johnson Davidson County
Batch# 1004697 **DEEDWARR**
05/18/2023 09 35.40 AM 4 pgs
Fees $23 00 Taxes $888 00



20230518-0037212

Map & Parcel No 071-16-0-234 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 Tennessee Limited Liability Company, and Trey Cain, Trustee of Springwaters 20-6 TCKMAH Trust, and Trey Cain, Trustee of Foundation Trust,** "the Grantees." the following described real estate in Davidson County, Tennessee·

Land in Davidson County, Tennessee, being Lot No 192 and the Northerly 20 feet of Lot No 193 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee

Said Lot No 192 and part of Lot No 193 front together 50 feet on the Westerly margin of North Seventh Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Robert A O'Malley and Betty S O'Malley, Tenants by the Entireties, by Cash Deed for Tennessee from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D C of record in Book 8185, page 912, Register's Office for Davidson County. Tennessee, dated August 29, 1990 and recorded on August 30, 1990 and re-recorded on November 01, 1990 in Book 8229 and Page 211 in the said Register's Office

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

0077866, Register's Office for Davidson County, Tennessee; said Quitclaim deed of record in Instrument No. 20151117-0116722 in the said Register's Office, 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 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 is improved property known as 1208 N 7th St., 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 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 15th day of May, 2023.

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

By: _____
Gordon W. O'Malley

By: _____
George A. Street, Jr.

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, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that Gordon W. O'Malley and George A. Street, Jr., are the Co-Trustees of The O'Malley Family Trust II, the within named bargainor, a , and that as such Co-Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Co-Trustees.

Witness my hand, at office, this 15th day of May, 2023.

_____
Notary's Signature
My commission expires: 3/7/25

STEVEN P DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
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 $240,000.00, 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
16th day of May, 2023.

Notary Public
My commission expires. 6-17-2024
File No. GNT-23-2699

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY