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

Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 1023744 DEEDWARRSP
07/07/2023 02:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,313.35
20230707-0052174

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

Map & Parcel No: 082-03-0-213.00

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** (collectively, 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 part of the Lot marked "A. C. Webb", on the Plan of The Benedict Land Co's Subdivision of the Lindsley Tract of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the easterly margin of Stockell Street at a point 250 feet north of the northerly margin of Cleveland Street; thence with the easterly margin of Stockell Street, northwardly 106 feet to the southwest corner of the property conveyed to J. B. Parker and wife, by deed from Susanna Webb, Executrix, of record in Book 1315, page 369, Register's Office for Davidson County, Tennessee, said point being 106 feet south of the southerly margin of Bayard, formerly Vaughn Street; thence with said Parker's southerly line eastwardly 100 feet; thence southwardly and parallel with the easterly margin of Stockell Street 56 feet; thence eastwardly 18 feet; thence southwardly and parallel with the easterly margin of Stockell Street 50 feet, thence westwardly 118 feet to the beginning.
>
> Being part 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 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 911 Stockell Street, Nashville, TN 37207.

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, page 40, 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 7th day of July, 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 7th day of July, 2023.

STEVEN PAUL DISHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/25

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 7th day of July, 2023.

STEVEN PAUL DISHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

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 $354,960.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon J Mullin
(Affiant)

Sworn to and subscribed before me this
7th day of July, 2023.

Notary Public
My commission expires: 10/17/23

File No. GNT-23-2885

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 July 7, 2023.

Affiant Signature

Date: 7/7/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of July, 2023.

Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

