Karen Johnson Davidson County
Batch # 1079416 DEEDQC
12/06/2023 03:27:53 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20231206-0094442

THIS INSTRUMENT PREPARED BY
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638

CO-TRUSTEES' QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #s:
GEORGE A. STREET, JR. 5952 Hitching Post Ln. Nashville, TN 37211	SAME	SEE ATTACHED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

GEORGE A. STREET, JR.

SUBSCRIBED AND SWORN to before me by GEORGE A. STREET, JR. this 5th day of December, 2023.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), the receipt of which is hereby acknowledged, GORDON W. O'MALLEY AND GEORGE A. STREET, JR., CO-TRUSTEES OF THE O'MALLEY FAMILY TRUST I, GRANTOR, do hereby transfer, convey and quitclaim to GEORGE A. STREET, JR., his heirs and assigns, GRANTEE, all of GRANTOR's right, title and interest in certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands, this 5th day of December, 2023.

Gordon W. O'Malley Co-Trustee
GORDON W. O'MALLEY, CO-TRUSTEES
OF THE O'MALLEY FAMILY TRUST I

George A. Street Jr. Co-Trustee
GEORGE A. STREET, JR., CO-TRUSTEES
OF THE O'MALLEY FAMILY TRUST I

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 and GEORGE A. STREET, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Co-Trustees of THE O'MALLEY FAMILY TRUST I and that as such Co-Trustees they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 5th day of December, 2023.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

LIST OF PARCELS

1. Parcel ID: 07101018300, Toney Rd., Nashville, TN 37207
2. Parcel ID: 07101000300, 533 Toney Rd., Nashville, TN 37207
3. Parcel ID: 08301006700, 1004 W. Greenwood Ave., Nashville, TN 37206
4. Parcel ID: 14807010500, 109 Rader Dr., Antioch, TN 37213
5. Parcel ID: 09316038600, 11 Decatur St., Nashville, TN 37210
6. Parcel ID: 04415028500, 1100 Debow St., Old Hickory, TN 37138
7. Parcel ID: 07110011400, 1217 Katie Ave., Nashville, TN 37207
8. Parcel ID: 07110011500, 1219 Katie Ave., Nashville, TN 37207
9. Parcel ID: 18200011300, 13580 Old Hickory Blvd., Antioch, TN 37013
10. Parcel ID: 07111024600, 1418 Stainback Ave., Nashville, TN 37207
11. Parcel ID: 07115006900, 219 Eastmoreland St., Nashville, TN 37207
12. Parcel ID: 14814000400, 4907 Packard Dr., Nashville, TN 37211
13. Parcel ID: 07101000200, 535 Toney Rd., Nashville, TN 37206
14. Parcel ID: 05103002400, 608 Vantrease Rd. Madison, TN 37115
15. Parcel ID: 08206006100, 800 Joseph Ave., Nashville, TN 37207
16. Parcel ID: 08204020800, 894 Sharpe Ave., Nashville, TN 37206
17. Parcel ID: 08212016100, 909 Marina St., Nashville, TN 37206

EXHIBIT A

1. Parcel ID: 07101018300 Toney Rd., Nashville, TN 37207

Land in the 12th Civil District of Davidson County, Tennessee, being the Southerly ½ of Lot No. 12 described according to an unrecorded survey made by Norris H. Nickerson, Surveyor, revised June 16, 1951, and being more particularly described as follows:

Beginning at an iron pin on the westerly margin of Toney Road, being the southeast corner of the property conveyed to George Kinzer and wife, Mary Gibson Kinzer by Lurton Goodpasture, and wife, Ione B. Goodpasture of record in Book 2083, Page 282, R.O.D.C., Tennessee; thence southerly along the westerly margin of Toney Road 50 feet to an iron pin; thence S 89 30' E 309.8 feet to an iron pin on the Dennis Lovell property line; thence along said Dennis Lovell property line N 9 45' E 50 feet to an iron pin being the southwest corner of the George Kinzer property referred to above; thence with Kinzer's southerly line S 89 30' E 310 feet to an iron pin being the point of beginning.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

2. Parcel ID: 07101000300 533 Toney Rd., Nashville, TN 37207

Being land in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the westerly margin of Toney Road and the property of J.C. Hunt, running thence northerly following the westerly margin of said Toney Road, 50 feet; thence westerly 310.2 feet following the line parallel to the J.C. Hunt northerly line to a point, being the Dennis Lovell line; thence southerly 50 feet to an iron pin, J.C. Hunt's corner; thence easterly 310 feet following J.C. Hunt's northerly line to the point of the beginning.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

3. Parcel ID: 08301006700
1004 W. Greenwood Ave., Nashville, TN 37206

Being the westerly half of Lot No. 22 and the easterly half of Lot No. 23 on the Plan of Jones and Bradford's Subdivision, of record in Book 161 at page 142, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

4. Parcel ID: 14807010500 109 Rader Dr., Antioch, TN 37213

LAND in Davidson County, Tennessee, being Lot No. 854 on the Plan of Cherokee Hills, Section Eight, of record in Plat Book 3700, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

5. Parcel ID: 09316038600 11 Decatur St., Nashville, TN 37210

Being the southerly 35 feet of the northerly 43 feet of Lot No. 9, Block G, Hermitage Addition of Nashville, as of record in Book 57, pages 42 and 43, Register's Office for said County.

Said part of said lot fronts 35 feet on the east side of Decatur Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

6. Parcel ID: 04415028500
1100 Debow St., Old Hickory, TN 37138

A certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 46, Section C, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee; fronting 61.6 feet on Debow St, containing 0.09 acres, more or less, and being further known and designated as 1100 Debow St.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

7. Parcel ID: 07110011400 1217 Katie Ave., Nashville, TN 37207

BEING Lot No. 76, Block "C", on the Plan of the J. B. Haynies Cumberland Heights, of record in Book 57, Page 170, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

8. Parcel ID: 07110011500 1219 Katie Ave., Nashville, TN 37207

BEING Lot 77, on the Plan of the J.B. Haynie's Cumberland Heights, of record in Book 57, Page 170, Register's Office for Davidson County, TN. Said Lot No. 77 fronts 50 feet on the Southerly side of Katie Avenue and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

9. Parcel ID: 18200011300
13580 Old Hickory Blvd., Antioch, TN 37013

Being Tract 3 on the unrecorded plat of R. D. Anderson's Old Hickory Blvd. Subdivision by Ralph C. Lambert, surveyor, dated October 29, 1966, containing 3.0 acres, more or less, described as follows:

Beginning in the southeast corner of a 50 foot strip conveyed to Don Amick and wife, Patricia Ann Amick in Book 4908, page 387, said Register's Office, said point is the common corner of said 50 foot strip and the southeast corner of Tract 3 on said unrecorded plat; thence running north 4 degrees east 625.0 feet; thence south 85 degrees 45 min. east 205 feet to a point; thence south 3 degrees 10 min. west 625 feet to a point, which point lies in the north right-of-way line of Old Hickory Blvd.; thence westerly along right-of-way line 214.5 feet to the point of beginning.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

10. Parcel ID: 07111024600
1418 Stainback Ave., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot Nos. 177 and 178 on the plan of The Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for said County.

Said Lot Nos. 177 and 17B front 25 feet each on the westerly side of Stainback Avenue and runs back between parallel lines 175 feet to a 15 foot alley.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

11. Parcel ID: 07115006900
219 Eastmoreland St., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for said County.

Said Lot No. 47 fronts 50 feet on the north side of Eastmoreland Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

12. Parcel ID: 14814000400 4907 Packard Dr., Nashville, TN 37211

Being Lot No. 159 on the plan of Locustwood, Section 3, of record in Book 2663, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

13. Parcel ID: 07101000200 535 Toney Rd., Nashville, TN 37206

LAND in the 12th Civil District of Davidson County, Tennessee, located on the westerly margin of Toney Road, and being described by a survey and plat (unrecorded) of Norris L. Wickerson, revised June 16, 1951. Beginning at an iron pin on said Toney Road, being the northeast corner of Tract No. 12 as shown by said Plat; thence northerly following the westerly margin of Toney Road 50 feet to a point; thence westerly 311.5 feet to a point; thence southerly following Dennis Lovell line 50 feet to a point; thence easterly 310.2 feet to the point of beginning.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

14. Parcel ID: 05103002400, 608 Vantrease Rd. Madison, TN 37115

Land in Davidson County, Tennessee, being on the southerly margin of Marthona, formerly Ezell Road, south at the northeast corner of the property conveyed to Norma B. Wilburn by deed from Benjamin L. Gordon and wife, of record in Book 2302, page 162, RODC, being the corner of Lots Nos. 22 and 23; thence with the southerly margin of said lot eastwardly 100 feet to the corner of Lots. Nos. 26 and 27; thence with the line between said two lots southwardly 344.8 feet; thence north 88 deg. 40 min. west 100 feet to the southeast corner of said Wilburn property; thence with the eastwardly line of said Wilburn property and northwardly 347 feet to the beginning.

Being the same one-half (1/2) undivided interest in said property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082749, R.O.D.C.

15. Parcel ID: 08206006100 800 Joseph Ave., Nashville, TN 37207

BEING Lot No. 8, on the Plan of Nashville Housing Authority Subdivision, Number One, of record in Plat Book 3700, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

16. Parcel ID: 08204020800 894 Sharpe Ave., Nashville, TN 37206

Land in DAVIDSON County, Tennessee, being Lot No. 75 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 75 fronts 50 feet on the south side of Sharpe Avenue, formerly Osage Street, and runs back between parallel lines, along the westerly margin of an alley, 147 feet to another alley in the rear.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.

17. Parcel ID: 08212016100 909 Marina St., Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan Resubdivision of Lots 25 & 26 Leek Subdivision of record in Book 7900, page 730, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by deed of record in instrument number 20170811-0082750, R.O.D.C.