Karen Johnson Davidson County
Batch # 1086069 DEEDQC
12/27/2023 03:39:20 PM 16 pgs
Fees: $82.00 Taxes: $0.00
20231227-0099512

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
GORDON W. O'MALLEY and TINA R. O'MALLEY, Co-Trustees 1101 Cutters Cove Rd. Kingston Springs, TN 37082	SAME	SEE ATTACHED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Dollar ($1.00).

GORDON W. O'MALLEY

SUBSCRIBED AND SWORN to before me by GORDON W. O'MALLEY this 11th 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 One Dollar ($1.00), I, GORDON W. O'MALLEY, ("GRANTOR"), do hereby quitclaim and by these presents do transfer and convey unto GORDON W. O'MALLEY and TINA R. O'MALLEY, CO-TRUSTEES OF O'MALLEY TENNESSEE COMMUNITY PROPERTY TRUST dated February 8, 2022, their successors and assigns ("GRANTEE"), all of GRANTOR'S right, title and interest in and to certain tracts or parcels of land located 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 my hand this 11th day of December, 2023.

GORDON W. O'MALLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared GORDON W. O'MALLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 11th day of December, 2023.

NOTARY PUBLIC

My Commission Expires:

7/7/25

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

LIST OF PARCELS

1. Parcel ID: 07213042800, 1112 Douglas Ave., Nashville, TN 37206
2. Parcel ID: 07116021800, 1203 N. 6th St., Nashville, TN 37207
3. Parcel ID: 08303014600, 1307 Porter Rd., Nashville, TN 37206
4. Parcel ID: 07212004100, 131 Piedmont Ave., Nashville, TN 37216
5. Parcel ID: 09316036800, 141 Fain St., Nashville, TN 37210
6. Parcel ID: 07313015000, 1602 Lethia Dr., Nashville, TN 37206
7. Parcel ID: 07210029400, 1630 Northview Ave., Nashville, TN 37216
8. Parcel ID: 09403009800, 1809 Long Ave., Nashville, TN 37206
9. Parcel ID: 07309015200, 2003 Upland Dr., Nashville, TN 37216
10. Parcel ID: 07115007200, 213 Eastmoreland St., Nashville, TN 37207
11. Parcel ID: 07211010700, 2435 Branch St., Nashville, TN 37216
12. Parcel ID: 07211009500, 2907 Branch Ct., Nashville, TN 37216
13. Parcel ID: 05015021400, 3405 Hunley Dr., Nashville, TN 37207
14. Parcel ID: 09316043300, 43 Fairfield Ave., Nashville, TN 37210
15. Parcel ID: 07101004100, 527 Yokley St., Nashville, TN 37207
16. Parcel ID: 07116042600, 810 Blue Ridge Dr., Nashville, TN 37207
17. Parcel ID: 09316032100, 87 Fairfield Ave., Nashville, TN 37210
18. Parcel ID: 09304009700, 1008 Lenore St., Nashville, TN 37206
19. Parcel ID: 07213041200, 1109 Douglas Ave., Nashville, TN 37206
20. Parcel ID: 08103026100, 1110 Cass St., Nashville, TN 37208
21. Parcel ID: 09316033300, 125 Fain St., Nashville, TN 37210
22. Parcel ID: 09316036700, 139B Fain St., Nashville, TN 37210
23. Parcel ID: 07216018900, 1512 Wayne Dr., Nashville, TN 37206
24. Parcel ID: 08302016400, 1801 Benjamin St., Nashville, TN 37206
25. Parcel ID: 07309016200, 1988 Upland Dr., Nashville, TN 37216
26. Parcel ID: 07115007300, 211 Eastmoreland St., Nashville, TN 37207
27. Parcel ID: 07115007100, 215 Eastmoreland St., Nashville, TN 37207
28. Parcel ID: 06007006600, 3001 Hillhurst Dr., Nashville, TN 37207
29. Parcel ID: 06007011503, 3105 Stanwyck Dr., Nashville, TN 37207
30. Parcel ID: 08207003200, 822 N. 2nd St., Nashville, TN 37207
31. Parcel ID: 07213026900, 922 West Ave., Nashville, TN 37206

EXHIBIT A

1. Parcel ID: 07213042800
1112 Douglas Ave., Nashville, TN 37206

Being Lot No. 18 on the map of the Eastland Baptist Church Subdivision of Blocks B and C of Young Wilhoite's Plan of the Douglas Property, of record in Book 421, Page 155, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

2. Parcel ID: 07116021800 1203 N. 6th St., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot Nos. 165 and 166 on the Plan of Oakwood Park, as of record in (Plat) Book 421, page 12, Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Said lots adjoin and front together 69 feet on the east side of North 6th Street, and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

3. Parcel ID: 08303014600 1307 Porter Rd., Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Mrs. Minnie E. Martin's property, of record in Book 547, Page 137, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the east side of Porter Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

4. Parcel ID: 07212004100
131 Piedmont Ave., Nashville, TN 37216

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 50 feet on the northerly side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

5. Parcel ID: 09316036800 141 Fain St., Nashville, TN 37210

Land in Davidson County, Tennessee

141 FAIN ST
.08 Acres
Field Book Number 14w 11320
Map and Parcel Number 093-16-0 368.00
Deed Book 10222, Page 544

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

6. Parcel ID: 07313015000 1602 Lethia Dr., Nashville, TN 37206

BEING Lot No. 53, on the Plan of Mailan Heights, of record in Book 1835, Page 90, 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 by deed of record in instrument number 20231206-0094441, R.O.D.C.

7. Parcel ID: 07210029400
1630 Northview Ave., Nashville, TN 37216

Being Lot No. 11 on the Plan of Charles U. Coggins' First Addition, as of record in Book 421, Page 33, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the west side of North View Avenue, and runs back 181.5 feet on the south line and 175.9 feet on the north line to an alley, and measures 50.3 feet on said Alley.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

8. Parcel ID: 09402009800 1809 Long Ave., Nashville, TN 37206

LAND in Davidson County, Tennessee, being Lot No. 165 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 165 fronts 50 feet on the North side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

9. Parcel ID: 07309015200 2003 Upland Dr., Nashville, TN 37216

Land in Davidson County, Tennessee, BEING Lot No. 59 on the Plan of Henderson Gardens, Section 1 of record in Plat Book 2900, Page 75, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

10. Parcel ID: 07115007200
213 Eastmoreland St., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 44 on the Map of Eastmoreland Place, as of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet on the northerly 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 by deed of record in instrument number 20231206-0094441, R.O.D.C.

11. Parcel ID: 07211010700 2435 Branch St., Nashville, TN 37216

Land in Davidson County, Tennessee, being Lot No. 6 and the northerly 5 feet of Lot No. 7 on the plan of J. R. Henderson Subdivision, not of record, described according to a survey by John Kohl, dated March 3, 1981, as follows: said lot fronts 55 feet on the westerly margin of Branch Street and runs back between parallel lines measuring 213.6 feet to a dead line in the rear, measuring 55 feet.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

12. Parcel ID: 07211009500 2907 Branch Ct., Nashville, TN 37216

Land in Davidson County, Tennessee, being a part of a tract marked "Reserved", Brooks Gardens, of record in Book 2330, page 165, Register's Office, Davidson County, Tennessee, and part of Lot No. 1 on the Map showing the tract of land on Maxey Lane conveyed to John Quinn and Sarah E. Quinn, by Lizzie Hunley, described according to an unrecorded survey prepared by Nickerson-Nickerson Engineers, dated June 30, 1951, and further described by survey of John Kohl, dated February 20, 1974, as follows:

Beginning at a point in the southwesterly margin of Branch Court, 397.1 feel northwest of the southwest corner of the intersection of Branch Court and Branch Avenue; thence northwesterly along said margin 52.7 feet to a point; thence westerly 150.2 feet to a point; thence southerly 50 feel to a point; thence easterly 169.7 feet to the beginning.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

13. Parcel ID: 05015021400 3405 Hunley Dr., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Sky View Subdivision, of record in Book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of Hunley Drive at the corner of Lots Nos. 47 and 48; thence with the line between said two lots westerly 323.5 feet; thence southerly 130 feet to the corner of Lots Nos. 48 and 50; thence with the line between said two lots southeasterly 153.2 feet to the corner of Lots Nos. 48, 49 and 50; thence with the line between Lots Nos. 48 and 49, easterly 152.2 feet to the westerly margin of Hunley Drive; thence with the same northerly 140 feet to the beginning.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

14. Parcel ID: 09316043300 43 Fairfield Ave., Nashville, TN 37210

Described property located in Davidson County, Tennessee, to wit:

Part of Lot Number 1, of Block F, on the Plan of Hermitage Addition, of record in Book 57, Page 43, Register's Office of said County.

Said part of said lot fronts 27 1/2 feet on the easterly side of Fairfield Avenue and extends back between lines 75 feet, more or less, to the westerly line of Lot Number 2 on said Plan, the southwest front corner being located 27 112 feet northerly from the first alley south of Robertson Street.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIBED TRACT is the portion of the premises conveyed by deed of record In Book 3868, Page 262, Register's Office of Davidson County, Tennessee, to wit:

Part of Lot Number 1, Block F, Hermitage Addition, of record in Book 57, Page 43, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Fairfield Avenue, said point being located 27.6 feet northerly from the first alley south of Robertson Street; thence northerly 27.6 feet along the easterly margin of Fairfield Avenue to a point; thence easterly 10.07 feet to a point; thence southerly parallel to and 30 feet from the centerline of Fairfield Avenue 27.6 feet to a point; thence westerly 10.07 feet to the point of beginning.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

15. Parcel ID: 07101004100 527 Yokley St., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of an unrecorded Sub-Division on the Whites Creek Pike, Davidson County, Tennessee, said lot fronting 50 feet on the northerly side of Yokley Drive, a 50 foot Roadway, and running northwardly between parallel lines 150 feet to a dead line, the southeasterly corner of said lot, being a stake in the northerly margin of Yokley Drive, said point being 628 feet west of the intersection of the northerly margin of Yokley Drive, with the westerly margin of Old Mathews Road (Natchez Trail) a County Road, and running thence along the northerly margin of Yokley Drive North 82° West 50 feet to a stake, being the common corner of Lot No. 31; thence North 8° 00' East 150 feet to a stake; thence 82° East 50 feet to a stake a common corner of Lots 30 and 29; thence South 8° 00' West 150 feet to the point of beginning.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

16. Parcel ID: 07116042600
810 Blue Ridge Dr., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 3 on the Revised Plan of William & Haynes Company Belle View Plan "E" revision of the northerly portion of Lot 13, as of record in Book 4595, page 5, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

17. Parcel ID: 09316032100 87 Fairfield Ave., Nashville, TN 37207

Being the South 33 feet of the Northerly 64.5 feet of Lot No. 1; the Southerly 33 feet of the Northerly 64.5 feet of Lot No. 2; and the Southerly 33 feet of the Westerly 05 feet of Lot No. 3, on the Plan of Weakley and Warren's Subdivision of Block D of Hermitage Addition, as of record in Book 161, Page 93, Register's Office for said County. Described as follows:

Beginning at a point in the east margin of Fairfield Avenue, 64.5 feet South 9 deg. 30 min. west from the south margin of Fain Street; running thence with the East margin of Fairfield Avenue. North 9 deg. 30 min East 33 feet to a point. 31.5 feet the South margin of Fain Street; thence South 88 deg. East parallel to Fain Street, 126 feet to a stake. Said stake being 5 feet east of the line between Lots 2 and 3; thence South 3 deg. 30 min. west parallel to said line between Lots 2 and 3. 33 feet to a stake: thence North 88 deg. West 129.8 feet to the point of beginning. Included in the above description but expressly excluded from this conveyance is the portion of property which was previously conveyed to metropolitan Government of Nashville and Davidson County Tennessee, by Warranty Deed from Will Jackson Haynes and wife, Hassie Haynes, of record in Book 3893, Page 496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094441, R.O.D.C.

18. Parcel ID: 09304009700 1008 Lenore St., Nashville, TN 37206

Being Lot Number 27 on the plan of Section One, Rosewood Estates of record in Plat Book 4955, Page 29, Register's Office for Davidson County, Tennessee, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.

19. Parcel ID: 07213041200 1109 Douglas Ave., Nashville, TN 37206

BEING the easterly half of Lot No. 2 on the Plan of Sharpe and Horn's Fourth Addition to Nashville, of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 2 fronts 50.0 feet on the northerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.

20. Parcel ID: 08103026100 1110 Cass St., Nashville, TN 37208

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of L.G. Noel's Subdivision of the Buena Vista Plan of lots, as of record in Book 57, Page 69, Register's Office for said County.

Said Lot No. 9 fronts 55 feet on the northerly side of Cass Street, and run back between parallel lines, along the easterly margin of Buchanan Street, 150 feet to an alley.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.

21. Parcel ID: 09316033300 125 Fain St., Nashville, TN 37210

Being the northerly part of Lot No. 2 on the Map of Bransford Realty Co's Resubdivision of part of Weakley & Warren's Resubdivision of Block D, Hermitage Addition, of record in Plat Book 421 at page 58, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 33 feet on the south side of Fain Street, formerly Hermitage Avenue, and extends back southerly between parallel lines 106 feet to a line.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.

22. Parcel ID: 09316036700 139B Fain St., Nashville, TN 37210

Being Lot No. 6 of Block C on the Plan of Hermitage Addition to Nashville, of record in Plat Book 57 at Page 43, 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 by deed of record in instrument number 20231206-0094440, R.O.D.C.

23. Parcel ID: 07216018900 1512 Wayne Dr., Nashville, TN 37206

Being all of Lot No. 63 on the plan of Part Two, Porter Heights of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.

24. Parcel ID: 18200011300
1801 Benjamin St., Nashville, TN 37206

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 47 on the Map showing the subdivision of certain lots in Block "A", "B", and "C" in the Weakley Home Place, as of record in took 547, page 12, Register's Office for said County.

Said part of Lot No. 47 fronts 50 feet on the northerly side of Benjamin Street and runs back between lines 174 feet on the west line and 160 feet on the east line to a dead line in the rear, on which it measures 36 feet and 3 inches.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.

25. Parcel ID: 07309016200 1988 Upland Dr., Nashville, TN 37216

LAND in Davidson County, Tennessee, being Lot No. 384 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, Page 116, Register's Office for Davidson County, Tennessee.

SAID Lot No. 384 fronts 91 feet on the southerly margin of Upland Drive, and extends back 163.55 feet on the westerly line and 171.86 feet on the easterly line, to a broken line in the rear on which it measures 65.81 feet.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.

26. Parcel ID: 07115007300
211 Eastmoreland St., Nashville, TN 37207

BEING Lot No. 43 on the Map of Eastmoreland Place as of record in Book 161, page 170, 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 by deed of record in instrument number 20231206-0094440, R.O.D.C.

27. Parcel ID: 07115007100
215 Eastmoreland St., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 45 on the plan of Eastmoreland Place Shields Subdivision of Gleaves Land, as of record in Book 161, page 170, Register's Office for said County.

Said Lot No. 45 fronts 50 feet on the northerly margin of Eastmoreland Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.

28. Parcel ID: 06007006600
3001 Hillhurst Dr., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled Hillhurst Acres, Section 1, of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.

29. Parcel ID: 06007011503
3105 Stanwyck Dr., Nashville, TN 37207

Land in the 12th District of Davidson County, Tennessee, being part of Lot No. 4 on the map showing subdivision of James Cunningham Place, as of record in book 421, page 173, Register's Office for said County, being Lot 4-D on the unrecorded subdivision of said Lot No. 4, described according to a survey John N. Sullivan, Civil Engineer, March 25, 1 964 as follows:

Beginning on the northerly margin of Stanwyck Drive, extended, at a point south 85 degrees 43 minutes east 197.5 feet from the southeast corner of Lot No. 8 on the plan of Hillhurst Acres, Section 1, as of record in Book 2331, page 51, said Register's Office; thence north 4 degrees 58 minutes east 360 feet; thence south 85 degrees 43 minutes east 98.71 feet; thence south 4 degrees 58 minutes west 360 feet to the northerly margin of Stanwyck Drive extended; thence with said Drive north 85 degrees 43 minutes west 98.71 feet to the beginning.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.

30. Parcel ID: 08207003200 822 N. 2nd St., Nashville, TN 37207

Being lot number 18, on the Plan of Shields, Davis, Sharpe & Hornes Subdivision, as of record in Plat Book 57, Page 86, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.

31. Parcel ID: 07213026900 922 West Ave., Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 52 of Block "B" on the Plan of L. M. Ezell's Subdivision, of a 12.11 acre tract, more or less, of record in Plan Book 1130, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 50 feet on the south side of West Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Gordon W. O'Malley by deed of record in instrument number 20231206-0094440, R.O.D.C.