WARRANTY DEED

Karen Johnson Davidson County
Batch# 1092162 DEEDWARR
01/23/2024 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240123-0003668

File No. DH-23-5848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2024

Notary Public

MY COMMISSION EXPIRES: 10/10/26

(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen McElroy	**Kathleen McElroy**	
(NAME)	(NAME)	
1711 Boscobel Street	**408 S 15th Street B**	083-14-0-262.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Gordon W. O'Malley and George A. Street, Jr., Trustees of The O'Malley Family Trust II dated November 6, 2015**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen McElroy, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Edgefield Land Company's First Subdivision as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 50 feet on the Northerly side of Boscobel street, formerly Rothschild Avenue, and runs back between parallel lines with the Westerly margin of South 18th Street 150 feet to an alley.

Being the same property conveyed to Robert A. O'Malley by Warranty Deed from Claude E. Lawhorn and wife, Sue C. Lawhorn of record in Book 6734, page 690, Register's Office for Davidson County, Tennessee, dated December 03, 1985 and recorded on December 13, 1985.

Being a portion of the same property conveyed to Robert A. O'Malley, Trustee of the Robert A. O'Malley Revocable Trust 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. The said Robert A. O'Malley died on October 12, 2016.

Being a portion of the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustee's of the O'Malley Family Trust II by Quitclaim Deed from Gordon W. O'Malley and George A. Street, Jr., Successor Co-Trustee's of the Robert A. O'Malley Revocable Trust dated November 6, 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 property more commonly known as 1711 Boscobel Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 17th day of January, 2024.

The O'Malley Family Trust II dated
November 6, 2015

By: _____
Gordon W. O'Malley, Trustee

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, 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 themselves to be the Trustees of The O'Malley Family Trust II dated November 6, 2015, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand, at office, this 17th day of January, 2024.

_____
Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **January 17, 2024**.

Date

D Hardwick

Affiant Signature

January 18, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026