WARRANTY DEED

Karen Johnson Davidson County
Batch# 1106557 DEEDWARR
03/01/2024 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240301-0014440

File No. EM-24-6203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

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 NUMBER
Christopher Eubank	New Owner	
(NAME)	(NAME)	072-10-0-294.00
1630 Northview Avenue	5865 Ridgeway Center Pkwy	
(ADDRESS)	(ADDRESS) Suite 208	
Nashville, TN 37216	Memphis, TN 38120	
(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 Tina R. O'Malley, Co-Trustees of The O'Malley Tennessee Community Property Trust dated February 08, 2022**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Eubank, 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. 11 on the Plan of Charles U. Coggin's First Addition of record in Plat Book 421, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 a alley, and measures 50.3 feet on said alley.

Being a portion of the same property conveyed to Gordon W. O'Malley by Co-Trustees' Quitclaim Deed from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust II of record in Instrument No. 20231206-0094441 Register's Office for Davidson County, Tennessee, dated December 05, 2023 and recorded on December 06, 2023.

Being a portion of the same property conveyed to Gordon W. O'Malley and Tina R. O'Malley, Co-Trustees of O'Malley Tennessee Community Property Trust dated February 08, 2022 by Quitclaim Deed from Gordon W. O'Malley of record in Instrument No. 20231227-0099512 Register's Office for Davidson County, Tennessee, dated December 11, 2023 and recorded on December 27, 2023.

This is property more commonly known as 1630 Northview Avenue, Nashville, TN 37216.

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 28th day of February, 2024.

The O'Malley Tennessee Community
Property Trust dated February 08, 2022

By: _____
Gordon W. O'Malley, Co Trustee

By: _____
Tina R. O'Malley, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2024, before me personally appeared Gordon W. O'Malley, Co - Trustee of The O'Malley Tennessee Community Property Trust dated February 08, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2024.

_____
Notary Signature
My commission expires: 3·3·26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2024, before me personally appeared Tina R. O'Malley, Co-Trustee of The O'Malley Tennessee Community Property Trust dated February 08, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2024.

_____
Notary Signature
My commission expires: 3·3·26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 **2/28/24**.

Date

Affiant Signature

2/28/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **Feb.**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

