Karen Johnson Davidson County
Batch# 1159541 DEEDWARR
07/18/2024 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20240718-0054167

Warranty Deed

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $635,000.00 Affiant Subscribed and sworn to before me, this the 17th day of July, 2024. Notary Public My commission expires: 6/14/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nikhil Kapoor	Northpointe Bank	072-11-4T-001.00CO
1601 Essex Avenue	3333 Deposit Drive NE	
Nashville, TN 37216	Grand Rapids, MI 49546	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BMB PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIKHIL KAPOOR, SOLE OWNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A on the Plan of 1601 Essex Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230717-0054584 amended 20230919-0073490, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert A. O'Malley and wife, Betty S. O'Malley by Deed from Secretary of Housing and Urban Development, dated September 16, 1991 and recorded September 17, 1991, in Book 8443, Page 889, Register's Office of Davidson County, Tennessee.

Being part 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 wife, Betty R. O'Malley, dated November 6, 2015 and recorded November 17, 2015 in Instrument No. 20151117-0116722, Register's Office of Davidson County, Tennessee. Robert A. O'Malley having died on or about October 12, 2016.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Successor Co-Trustees of the O'Malley Family Trust by Quitclaim 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, dated August 8, 2017 and recorded August 11, 2017 in Instrument No. 20170811-0082751, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to BMB Properties, a Tennessee general partnership by Warranty 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. 20230501-0032195, Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on May 2, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1601 Essex Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of July, 2024.

BMB Properties, a Tennessee General Partnership

By: _____
Brandon Bubis, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of BMB Properties, a Tennessee general partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of July, 2024.

_____
Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3.3.25

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/17/24

Affiant Signature

7/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY