Karen Johnson Davidson County
Batch# 1178436 DEEDWARR
09/06/2024 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240906-0068738

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

File No. EM-24-7032

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
1809 Long Ave, LLC	New Owner	
(NAME) 1809 Long Avenue	(NAME) 1702 Stokes Ln.	094-02-0-098.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville TN 37215	
(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, Trustees of O'Malley Tennessee Community Property Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1809 Long Ave, LLC**, 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:

Situated in Davidson County, Tennessee and 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 Robert A. O'Malley and wife, Betty S. O'Malley by Warranty Deed from The Heirs At Law of Evelyn Josephine Webster of record in Book 10623, page 506, Register's Office for Davidson County, Tennessee, dated September 22, 1997 and recorded on September 26, 1997.

Being 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 Book 20151117, page 0116722, Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 17, 2015.

Being the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of The O'Malley Family Trust II by Co-Trustees Quitclaim Deed from Robert A. O'Malley Revocable Trust of record in Instrument No. 201081-0082751, Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 11, 2017.

Being the same property conveyed to Gordon W. O'Malley by Co-Trusteed 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 the same property conveyed to Gordon W. O'Malley and Tina R.

O'Malley, Co-Trustees of O'Malley Tennessee Community Property Trust 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 1809 Long Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 3rd day of September, 2024.

O'Malley Tennessee Community Property Trust

By: _____
Gordon W. O'Malley, Trustee

By: _____
Tina R. O'Malley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2024, before me personally appeared Gordon W. O'Malley and Tina R. O'Malley, Trustees of O'Malley Tennessee Community Property Trust, 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 3rd day of September, 2024.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
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 **9/3/24**.

Date

Affiant Signature

9/3/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **Sept.**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

