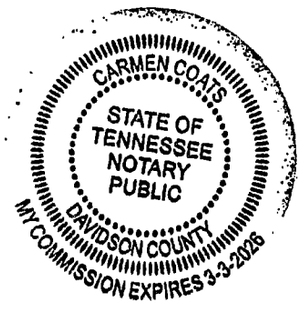
Karen Johnson
Batch # 1182254
09/16/2024 04:01:00 PM
Fees: $13.00 Taxes: $2,405.00
Davidson County
DEEDWARRSP
2 pgs
20240916-0071548

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2024.

Notary Public

My commission expires:

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:
Lindsay Ann Adair Patrick Neal Strunk	Canopy Mortgage, LLC	072-11-4T-002.00-CO
1801 Branch Street	360 Technology Court #200	
Nashville, TN 37216	Lindon, UT 84042	

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 **LINDSAY ANN ADAIR, A SINGLE WOMAN, AND PATRICK NEAL STRUNK, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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. B 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 Instrument No. 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 become deceased 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 II 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 Special Warranty Deed from Gordon W. O'Malley and George A. Street, Jr., Successor 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 01, 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 1801 Branch Street, 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 said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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 15th day of August, 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, Managing Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Partner of BMB Properties, a Tennessee general partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2024.

_____
Notary Public

My Commission Expires: 3-3-25

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