WARRANTY DEED

Karen Johnson Davidson County
Batch# 1281546 DEEDWARR
06/05/2025 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250605-0044070

File No. EM-25-9452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

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
Brian Milton Vance, unmarried	**New Owner**	
(NAME)	(NAME)	
213 Eastmoreland Street	**1204 N 5th ST.**	071-15-0-072.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville TN 37207**	
(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 dated February 8, 2022**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Milton Vance, 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. 44 on the Map of Eastmoreland Place, as of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet on the Northerly side of Eastmoreland Street, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Robert A. O'Malley and wife, Betty R. O'Malley by Warranty Deed from Danny L. Talley of record in Instrument No. 20000217-0016281 Register's Office for Davidson County, Tennessee, dated February 15, 2000 and recorded on February 17, 2000.

Being the same property conveyed to Robert A. O'Malley, Trustee of The Robert A. O'Malley Revocable Trust dated November 6, 2015 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-Trustees of The O'Malley Family Trust II by Quitclaim Deed from Robert A. O'Malley Revocable Trust dated November 6, 2015, Gordon W. O'Malley and George A. Street, Jr., Successor Co-Trustees 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.

Being a portion of the same property conveyed to Gordon W. O'Malley by

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 8, 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 213 Eastmoreland Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 2nd day of June, 2025.

O'Malley Tennessee Community Property Trust dated February 8, 2022

By: _____
Gordon W. O'Malley, Trustee

By: _____
Tina R. O'Malley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2025, before me personally appeared Gordon W. O'Malley and Tina R. O'Malley, Trustees of O'Malley Tennessee Community Property Trust dated February 8, 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 2nd day of June, 2025.

_____
Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
MT-50452 Warranty Deed
1104 Fatherland Street
Nashville, TN 37206

202506050044070

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 **6/2/25**.

Date

Emily Manno

Affiant Signature

6/2/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

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