Name and Address of New Owner:
O'Malley Tennessee Community Property Trust
211 Stonecrest Circle
Nashville TN 37209

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1301987 DEEDQC
07/25/2025 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250725-0058789

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 114-12-4A-020.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gordan O'Malley a/k/a Gordon O'Malley and Tina Renee O'Malley, husband and wife,** "the Grantors," convey and quitclaim unto **Gordon W. O'Malley and Tina R. O'Malley, Co-Trustees of the O'Malley Tennessee Community Property Trust,** "the Grantees," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 52, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687 and Instrument No. 20190607-0054759 and being shown on Plat attached thereto as Exhibit "C, 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 Charles J. Neuhaus and Kelsy Cline Neuhaus, husband and wife, by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210419-0052343 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 19, 2021.

Being the same property conveyed to Gordan O'Malley a/k/a Gordon O'Malley and Tina Renee O'Malley, husband and wife, by Warranty Deed from Charles J. Nuehaus and Kelsy Cline Neuhaus, husband and wife, of record in Instrument No.20250604-0043764, Register's Office for Davidson County, Tennessee, dated June 3, 2025 and recorded on June 4, 2025.

Being improved property known as 211 Stonecrest Circle, Nashville, Tennessee 37209.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 24 day of July, 2025.

(SEAL)
~~Gordan~~ O'Malley a/k/a Gordon O'Malley

(SEAL)
Tina Renee O'Malley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of July, 2025, before me personally appeared **Gordan O'Malley a/k/a Gordon O'Malley and Tina Renee O'Malley**, 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 24 day of July, 2025.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is -$**0.00-** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24 day of July, 2025.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7.24.25.

Affiant Signature — Date: 7.24.25

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of July, 2025.

Notary Signature

My Commission Expires: 5-4-26

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON