This Instrument Was Prepared By:

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Karen Johnson Davidson County
Batch# 1306421 DEEDQC
08/06/2025 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20250806-0062459

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $749,000.00

Affiant

Subscribed and sworn to before me on this 30th day of July, 2025.

CATHY LEE RHAME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires
March 6, 2029

New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number:
Lotus Building Group, LLC 1280 Murfreesboro Pike, Nashville, TN 37217	New Owner	094 02 0 098.00

KNOW ALL MEN BY THESE PRESENTS that 1809 Long Avenue, LLC, for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto Lotus Building Group, LLC, its successors and assigns, its entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

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 1809 Long Avenue, LLC by deed of record at Instrument Number 20240906-0068738, Register's Office for Davidson County, Tennessee.

This is improved property located at 1809 Long Avenue, Nashville, Tennessee 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 30th day of July, 2025.

1809 Long Avenue, LLC
By: Mary Elizabeth Hulsey
Its: Member

Subscribed and sworn to before me on this 30th day of July 2025.

Notary Public
My Commission Expires:

My Commission Expires
March 6, 2029

CATHY LEE RHAME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 30. 2025.

Affiant Signature

5th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

