Karen Johnson Davidson County
Batch# 1403386 DEEDWARR
04/08/2026 01:09:30 PM 4 pgs
Fees: $23.00 Taxes: $499.50
20260408-0028408

Name and Address of New Owner:
Mohammad Anwar Living Trust
1505 Pointer Court
Antioch, TN 37013

Send Tax Bills To:
New Owner

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

Map & Parcel No: 093-16-0-333.00

WARRANTY 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 W. O'Malley and Tina R. O'Malley, Co-Trustees of O'Malley Tennessee Community Property Trust dated February 8, 2022**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mohammad Anwar, Trustee of Mohammad Anwar Living Trust dated February 21, 2024**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 2, on the Map of Bransford Realty Co's Resubdivision of part of Weakley & Warren's Resubdivision of Block D. Hermitage Addition, of record in Plat Book 421, Page 58, Register's Office of Davidson County, Tennessee. Said part of Lot No. 2, fronts 33 feet on the south side of Fain Street, formerly Hermitage Avenue, and extends back southerly between parallel lines 106 feet to a line.

Being the same property conveyed to Robert A. O'Malley and wife, Betty S. O'Malley, by Deed from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8210, Page 526, Register's Office of Davidson County, Tennessee, dated October 4, 1990 and recorded October 4, 1990.

Being part of 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 wife, Betty S. O'Malley (erroneously listed as Betty R. O'Malley on previous deed), of record in Instrument No. 20151117-0116722, Register's Office of Davidson County, Tennessee, dated November 6, 2015 and recorded November 17, 2015.

Being part of the same property conveyed to Gordon W. O'Malley and George A. Street, Jr. Co-Trustees of the O'Malley Family Trust I, 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, of record in Instrument No. 20170811-0082750, Register's Office of Davidson County, Tennessee, dated August 8, 2017 and recorded August 11, 2017.

Being part 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 I, of record in Instrument No. 20231206-0094440, Register's Office of Davidson County, Tennessee, dated December 5, 2023 and recorded December 6, 2023.

Being part of the same property conveyed to Gordon W. O'Malley and Tina R. O'Malley, Co-Trustees of the 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 of Davidson County,

Tennessee, dated December 11, 2023 and recorded December 27, 2023. Gordon W. O'Malley also being known as Gordan W. O'Malley.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **125 Fain Street, Nashville, TN 37214.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of April, 2026.

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

By: _____
Gordan W. O'Malley, Trustee

By: _____
Tina R. O'Malley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Gordan W. O'Malley and Tina R. O'Malley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Co-Trustees of O'Malley Tennessee Community Property Trust dated February 8, 2022, the within named bargainor, a Trust, and that as such Co-Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Co-Trustees.

Witness my hand, at office, this 7th day of April, 2026.

Notary's Signature
My commission expires: 11/28/27



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 7th day of April, 2026.

Notary Public
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 4-7-26.

Affiant Signature 4-7-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7 day of April, 2026.

Notary Signature

My Commission Expires: 5-9-26

