Karen Johnson Davidson County
Batch# 1429711 DEEDWARR
06/09/2026 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260609-0051876

WARRANTY DEED

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AP-26-1739

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 5th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 1/22/2030
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy Maloney, Trustee of 1110 Cass Trust	NEW OWNER	
(NAME)	(NAME)	
5120 Virginia Way, Suite B13		081-03-0-261.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Co-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 **Andy Maloney, Trustee of 1110 Cass Trust**, 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. 9 on the Map of L.G. Noel's Subdivision of the Buena Vista Plan of lots, as of record in Book 57, Page 69, Register's Office for said County.

Said Lot No. 9 fronts 55 feet on the northerly side of Cass Street, and run back between parallel lines, along the easterly margin of Buchanan Street, 150 feet to an alley.

Being a portion of the same property conveyed to Robert O' Malley and wife, Betty O' Malley by Warranty Deed from Gleen Gottlieb of record in Instrument No. 20061023-0130986 Register's Office for Davidson County, Tennessee, dated October 20, 2006 and recorded on October 23, 2006.

Being a portion 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 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.

Said Robert A. O'Malley having deceased on or about 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 I 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. 20170811-0082750 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 I of record in Instrument No. 20231206-0094440 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 08, 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 1110 Cass Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 5th day of June, 2026.

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

By: _____
Gordon W. O'Malley, Co-Trustee

By: _____
Tina R. O'Malley, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Gordon 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 themselves to be the Trustees of the O'Malley Tennessee Community Property Trust U/A/D February 8, 2022, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand, at office, this 5th day of June, 2026.

_____
Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Alli Pinkston, 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 **June 5, 2026**.

Date

Alli P

Affiant Signature

6/8/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County