Name and Address of New Owner:
Ocampo, LLC
712 Tyneside Circle
Brentwood, TN 37027

Send Tax Bills To:
Ocampo, LLC
712 Tyneside Circle
Brentwood, TN 37027

This Instrument Prepared By:
Dawnielle Hardwick
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 119-06-0-140.00

Karen Johnson Davidson County
Batch# 1183340 DEEDWARRSP
09/18/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20240918-0072400

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

SPECIAL/LIMITED 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, **Music City Holdings, LLC, a Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ocampo, LLC, a California Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 83 on the Map of Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office of Davidson County, being more particularly described as follows:

Commencing at a point in the Southerly margin of Peachtree, the common corner of Lots 82 and 83; thence Westerly along the Southerly margin of Peachtree Street; 58.2 feet to a point; thence in an arc, Southwesterly a distance of 31.63 feet to a point on the Easterly side of Boone Drive; thence Southerly along the Easterly margin of Boone Drive, 139.8 feet to a point; thence Easterly 75.72 feet to a point; thence Northerly 160 feet to the point of beginning.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Waranty Deed from Erin Dias, Trustee of The 81 Peachtree Street Trust of record in Instrument No. **20240917-0071885** Register's Office for Davidson County, Tennessee, dated Sepember **5th**, 2024 and recorded on Septemebr **17th**, 2024.

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

202409180072400

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 the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor , but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 5th day of September, 2024.

Music City Holdings, LLC, a Texas Limited Liability Company

By: _____
Robert Lively, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Robert Lively, Authorized Signatory with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be Authorized Signatory, respectively, of **Music City Holdings, LLC,** the within named bargainor, a Texas Limited Liability Company, and that they as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 5th day of September, 2024.

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

_____
Notary Public
My commission expires: 10/10/26

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 **$294,000.00**, 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
5th day of September, 2024.

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

_____
Notary Public
My commission expires: 10/10/26

File No. DH-24-7627

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 5, 2024**.

Date

Affiant Signature

September 18, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

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