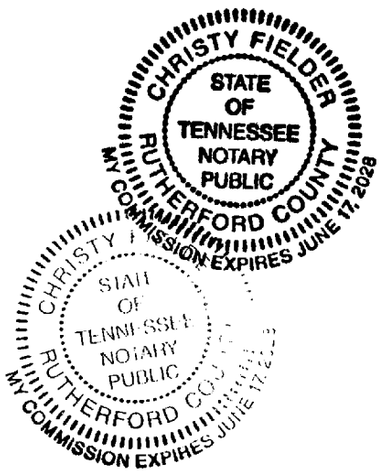
his instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-5414-RD

TRI STAR TITLE & ESCROW LLC
1535 W NORTHFIELD BLVD UNIT 16
MURFREESBORO, TN 37129



STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2025.

Notary Public
My Commission Expires: 6/17/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Seamus Michael McHugh and Sophie Alexandra McHugh 81 Peachtree Street Nashville, TN 37210	New owner	119 06 0 140.00

Karen Johnson Davidson County
Batch# 1248866 DEEDWARR
03/21/2025 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250321-0021004

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ocampo, LLC, a California Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Seamus Michael McHugh and Sophie Alexandra McHugh,** (individually and collectively, "Grantee"), 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 83 on the Map of STERLING HEIGHTS, SECTION THREE, of record in Plat 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 Ocampo LLC, a California Limited Liability Company, by Special/Limited Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20240918-0072400, in the Register's Office of Davidson County, Tennessee, dated September 05, 2024 and recorded on September 18, 2024.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Erin Dias, Trustees of The 81 Peachtree Street Trust of record in Instrument No. 20240917-0071885, in the Register's Office of Davidson County, Tennessee, dated September 05, 2024 and recorded on September 17, 2024.

Being the same property conveyed to Erin Dias, Trustees of The 81 Peachtree Street Trust, by Warranty Deed from Cheryl Powell, Suzanne Hoover, Juliana Bastin and Jonathan West, of record in Instrument No. 20240909-0069222, in the Register's Office of Davidson County, Tennessee, dated September 04, 2024 and recorded on September 09, 2024.

Being the same property conveyed to Edward Franklin Edens, a married man, by Quitclaim Deed from Virginia R. Edens, Executor of the Last Will and Testament of Vernon L. Edens and Virginia R. Edens, as Successor trustee of the Trustee Agreement of the Edens Living Trust, dated May 22, 2000, of record in Instrument No. 20120417-0032542, in the

Register's Office of Davidson County, Tennessee, dated April 12, 2012 and recorded on April 17, 2012. The said Edward Franklin Edens died on April 05, 2024. Also see Affidavit of Heirships recorded in Instrument Nos. 20240909-0069220 and 20240909-0069221.

Being the same property conveyed to Robert F. Spann, trustee, by Warranty Deed from Myrtle C. Edens, and reconveyed to Vernon L. Edens from Robert F. Spann, trustee of record in Book 4682, Page 327, in the Register's Office of Davidson County, Tennessee, dated February 20, 1973 and recorded on February 21, 1973. The said Vernon Lewis Edens died in 2007 and Virginia R. Edens died on December 18, 2018.

Being the same property conveyed to Myrtle C. Edens, by Warranty Deed from Banner Construction Company, of record in Book 3402, Page 449, in the Register's Office of Davidson County, Tennessee, dated June 26, 1962 and recorded on July 29, 1962. The said Myrtle C. Edens died on January 16, 1991.

This is improved property located at: **81 Peachtree Street, Nashville, TN 37210.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2025.

GRANTOR:

Ocampo, LLC, a California Limited Liability Company

By: _____
Brandon Ocampo, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said County and state, the within named Brandon Ocampo, Sole Member of Ocampo, LLC, 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 member of Ocampo, LLC, the within named bargainor, a Limited Liability Company, and that such Brandon Ocampo, Sole Member of Ocampo, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as member.

Witness my hand and seal, at office in Franklin this 12th day of March, 2025.

WITNESS my hand and seal at office this 12th day of March, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-11-26

202503210021004

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **03/12/2025**.

Name: **Sheri Morgan**
Title: **President**
Date **03/19/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **03/19/2025.**



Notary Public: **Lindsay W. Walker**
My Commission Expires: **03/15/2025**
Commission #: **na**