Karen Johnson Davidson County
Batch# 1452970 DEEDWARR
07/31/2026 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20260731-0070768

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,300,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie O'Keefe and Thomas O'Keefe	New Owner	116-08-0G-214-00
(NAME) 214 Chestnut Hill Drive	(NAME) **214 Chestnut Hill Drive**	
(ADDRESS) Nashville, TN 37215	(ADDRESS) **Nashville, TN 37215**	
(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, WE,

BEN HUGH MCCARTY AND PAIGE TRIMMER MCCARTY, TRUSTEES OF THE BHM & PTM REVOCABLE TRUST DATED NOVEMBER 21, 2022,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHANIE O'KEEFE AND THOMAS O'KEEFE, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2 of Chestnut Hill Condominiums (Sugartree Phase V) 2nd revision, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 537, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to The BHM & PTM Revocable Trust dated November 21, 2022 by Deed dated February 18, 2025 from J'annine Sullivan Family Trust, dated December 11, 2023, recorded February 27, 2025, in Instrument Number 20250227-0014508, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 214 Chestnut Hill Drive, Nashville, TN 37215

LT&E File #23297

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(s) this 30th day of July, 2026

The BHM & PTM Revocable Trust dated November 21, 2022

By: _____
Ben Hugh McCarty, Trustee

By: _____
Paige Trimmer McCarty, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Ben Hugh McCarty and Paige Trimmer McCarty, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s)/Trust Settlor of The BHM & PTM Revocable Trust dated November 21, 2022 with the authority to transfer and convey by themselves as the Trustee(s))/Trust Settlor under the said The BHM & PTM Revocable Trust dated November 21, 2022.

Witness my hand, at office, this 30th day of July, 2026.

_____
Notary Signature
My commission expires: 9/26/29

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #23297

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 7/30/2026 (date of document).

Affiant Signature

7/30/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

