Karen Johnson Davidson County
Batch# 551409 DEEDWARR
01/11/2021 10:44:30 AM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20210111-0004565

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204246

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$620,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of December, 2020

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 29th day of December, 2020, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

OVERCUP OAK LLC

including all heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being a tract of land on Nashville, Davidson County, Tennessee, being Lots 30 & 31 on the Plan of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davidson County, Tennessee (R.O.D.C.T.), and part of Lots 2 & 3 on the Plan of E.T. Brown's Subdivision of an 18 acre tract on the Charlotte Pike, as of record in Book 332, Pages 116 & 126, R.O.D.C.T., and being more particularly described as follows;

Beginning at a ½ inch iron rod capped elliott on the common line of said lot 2 on the Plan of E.T. Brown's Subdivision and lot 89 on said Map of West Nashville Heights, said point also being on the relocated southerly right-of-way of Obrien Avenue (formerly Grundy Avenue) as abandoned by ordinance bill no. 090-1120;
Thence with the relocated southerly right-of-way of Obrien Avenue South 77 degrees 06 minutes 51 seconds East for a distance of 106.25 feet to a post in concrete;
Thence leaving said relocated southerly right-of-way of Obrien Avenue and with the common line of lots 31 & 32 South 05 degrees 13 minutes 14 seconds East for a distance of 199.21 feet to a ½ inch iron rod capped elliott on the northern right-of-way of Alley # 1520 (12' R.O.W.);
Thence leaving said Lot 32 and with the northerly right-of-way of Alley #1520 South 80 degrees 31 minutes 32 seconds West for a distance of 100 feet to a ½ inch iron rod capped elliott on the easterly line of said lot 2;
Thence with said easterly line of lot 2 South 05 degrees 31 minutes 20 seconds East for a distance of 60.08 feet to a ½ inch iron rod capped elliott, said iron being the northeast corner of the Tri Star Energy, LLC property as of record in DB-20070828 0103240 R.O.D.C.T.;
Thence with said Tri Star Energy, LLC property South 84 degrees 14 minutes 14 seconds West for a distance of 53.28 feet to a ½ inch Pipe (old) said pipe being the southeast corner of the Tom Maddox property as of record in DB-20151112 0114743 R.O.D.C.T.;
Thence leaving said Tri Star Energy property and with said Tom maddox property North 05 degrees 45 minutes 46 seconds West for distance of 199.75 feet to a ½ inch iron rod capped elliott, said iron being the northeast corner of the W. Williams property as of record DB-00002440 0000297 (R.O.D.C.T.;
Thence South 84 degrees 14 minutes 14 seconds West for a distance of 4.00 feet to a ½ inch iron rod

capped elliott, said iron being the southeast corner of the Xi Guo property as of record in DB-20130125 0008402 R.O.D.C.T.;
Thence North 05 degrees 45 minutes 46 seconds West for a distance of 49.94 feet to a ½ inch iron rod capped elliott, said iron being the northeast corner of said Xi Guo property;
Thence North 84 degrees 14 minutes 14 seconds East for a distance of 4.00 feet to a 18" Hackberry tree, said tree being the southeast corner of the Jai Balaji, LLC property as of record in DB-20131226 0129441 R.O.D.C.T.;
Thence North 05 degrees 45 minutes 46 seconds West for a distance of 68.46 feet to a ½ inch iron rod capped elliott on said relocated southerly right-of-way of Obrien Avenue, said iron being the northeast corner of the Kapil Patel property as of record in DB-20151120 0118124 R.O.D.C.T.;
Thence with said right-of-way of Obrien Avenue South 77 degrees 06 minutes 51 seconds East for a distance of 57.56 feet to the Point of Beginning, containing 455 square feet, more or less. According to Boundary Survey 6015 6017 O'Brien Avenue, Nashville, Tennessee by Clint Elliott Survey dated October 31, 2017.

Said property subject to any right-of-way or easements of record.

BEING the same property conveyed to L. M. Beckham, Jr. and wife, Betty Joe Beckham by Deed from Kirk Davis and Irene Davis and filed of record in Book 1877, page 51, Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Lee Morton Beckham, Jr. and wife, Betty Jo Beckham by Deed from Mollie Caplan dated July 15, 1961 and filed of record in Book 3254, page 315, said Register's Office.

And also being the same property conveyed to Betty Jo Beckham by Quitclaim Deed from Roy S. Jones dated October 5, 2017 and filed of record in Instrument No. 20171006-0103069, Register's Office for Davidson County, Tennessee.

L. M. Beckham, a/k/a Lee Morton Beckham, Jr. are one and the same person. Lee Morton Beckham, Jr. having predeceased Betty Jo Beckham. Betty Jo Beckham having died testate on or about December 5, 2017. Pursuant to Last Will and Testament of record in Probate Court for Davidson County, Tennessee Docket No. 18P-244 property is vested in Peggy Jean Anderson, James Morton Beckham and Randy DeWayne Beckham. Reference is also made to Executor's Deed of record in Instrument No. 20190517-0046837, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Peggy Anderson, James Beckham and Randy Beckham dated December 29, 2020 and filed of record in Instrument No. 20210104-0000098,Corrected in Scrivener's Affidavit of record in 20210106-0002427 Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____

Mat Farmer, It's President

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***President*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***President*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself/herself as its ***President***.

Witness my hand and official seal this 24th day of December, 2020.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Overcup Oak LLC
Address: 6017 & 6015 Obrien Ave
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Overcup Oak LLC
Address: 4404 Sunnybrook Drive
City, State, Zip: Nashville TN 37205

Tax ID: 091-13-0-290.00

True Copy Certification

I, Tracey Boshears, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/15/2021

Notary' Seal (if on paper)

