THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 2 day of November, 2021. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Overcup Oak, LLC 4404 Sunnybrook Dr Nashville, TN 37205	New Owner	091-13-0-290.00

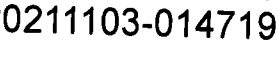
FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Overcup Oak, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Overcup Oak, LLC, a Tennessee Limited Liability Company,** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Lot 30

Land lying in the 20th Councilmanic District of Nashville, Davidson County, Tennessee, and being Lot 30 West Nashville Heights of record in Plat Book 332, page 127 and being the property of Overcup Oak, LLC of record in Instr. No. 20210111-004565, This description is based on a survey by WOLD/HFR Michael R. Williams RLS No. 1906 Project No. 217330 dated 3-04-2021;

Beginning at an iron pin old and common corner to Parcels 274 & 290 and in the westerly line of Lot 30 of West Nashville Heights of record in Plat Book 332, page 127 and in the south right-of-way of Obrien Ave.; Thence with O'brien Ave., S 77 deg. 09' 43" E, 53.76', to an iron pin new and common corner of Lot 31; Thence along the common Lot line of Lot 30 & 31, S 05 deg. 20' 38" E, 219.58' to an iron pin new in the north right-of-way of Alley No. 1520; Thence with Alley 1520, S 80 deg. 27' 52" W, 50.00' to an iron pin old at the west terminus of Alley 1520 and the west line of Parcel 274 property of Overcup Oak LLC of record in Instr. No. 20210111-0004565; Thence, N 05 deg. 37' 59" W, 240.01' to the Point of Beginning and containing 11,575.77 Sq. Ft. or 0.266 acres, more or less.

Karen Johnson Davidson County
Batch# 748940 DEEDQC
11/03/2021 12:43:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20211103-0147190

Lot 31

Land lying in the 20th Councilmanic District of Nashville, Davidson County, Tennessee, and being Lot 31 West Nashville Heights of record in Plat Book 332, page 127 and being the property of Overcup Oak, LLC of record in Instr. No. 20210111-004565, This description is based on a survey by WOLD/HFR Michael R. Williams RLS No. 1906 Project No. 217330 dated 3-04-2021;

Beginning at an iron pin old and common corner to Lots 30 & 31 of West Nashville Heights of record in Plat Book 332, page 127 and in the south right-of-way of Obrien Ave.; Thence with O'brien Ave., S 77 deg. 09' 43" E, 52.49', to an signal under concrete old and common corner of Lot 32, property of Chasteen of record in Instr. No. 20150609-0054009; Thence south along the common lot line of Lot 31 & 32, S 05 deg. 20; 37" E, 199.55' to an iron pin old in the north right-of-way of Alley No. 1520 and common Lot line of Lot 31 & 32; Thence with Alley 1520, S 80 deg. 27' 52" W, 50.00' to an iron pin new at the common corner lot Lots 30 & 31;

Thence, north with the common lot line, N 05 deg. 20' 38" W, 219.58' to the Point of Beginning and containing 10,468.60 Sq. Ft. or 0.240 acres, more or less.

Being the same properties conveyed to Overcup Oak, LLC, by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20210111-0004565, in the Register's Office for Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to restore lots 30 and 31 back to their original integrity as 50' lots as shown on the Plan of West Nashville Heights, of record in Plat Book 332, page 127, Register's Office for Davidson County, Tennessee.

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 2 day of November, 2021.

Overcup Oak, LLC

By: The Kingston Group, LLC

R W Scott II, Member

By: Richard W. Scott, II, Member

By: Dodd Development Group, LLC

Elizabeth G. Dodd, MEMBER

By: Elizabeth G. Dodd, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Richard W. Scott, II, Member of The Kingston Group, LLC, Member of Overcup Oak, LLC; and Elizabeth G. Dodd, Member of Dodd Development Group, LLC, Member of Overcup Oak, LLC, 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 Member or Authorized Signer for Overcup Oak, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that they, as such Authorized Member or Authorized Signer, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of November, 2021.

J Anderson

Notary Public

My Commission Expires: _____

J. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022