THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143372**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $702,500.00. Affiant Subscribed and sworn to before me, this 17th day of February, 2023. Notary Public My Commission Expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

Karen Johnson Davidson County
Batch# 973387 DEEDWARR
02/23/2023 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,599.25
20230223-0012707

WARRANTY DEED

Address New Owner: Kaitlyn Keen 6017B Obrien Avenue Nashville TN 37209	Send Tax Bills To: New Owner	**Tax Information:** Tax Parcel ID No. 091-13-4H-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Overcup Oak, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaitlyn Keen, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit " B " on the plan of 6017 O'Brien Avenue Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6017 O'Brien Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211101-0146196, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to OVERCUP OAK LLC, by deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20210111-0004565, dated December 29, 2020 and corrected in Instrument No. 20211025-0142825, said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20211103-0147190, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 091-13-4H-002.00 CO.

Matters shown on the Plan of record in Book 332, page 126, and in Book 332, page 127, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of 6017 O'Brien Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211101-0146196, said Register's Office.

Easement(s) as retained in Ordinance No. 090-1120, Metro Clerk's Office, Davidson County, Tennessee.

Shared sewer letter of responsibility of record in Instrument No. 20220823-0095006, said Register's Office.

This is improved property located at 6017B Obrien Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of February, 2023.

Overcup Oak, LLC

By: The Kingston Group, LLC

Richard W. Scott II Member

By: Richard W. Scott, II, Authorized Member

By: Dodd Development Group, LLC

Beth Dodd, Member

By: Beth Dodd, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Richard W. Scott, II. Authorized Member of The Kingston Group, LLC and Beth Dodd, Authorized Member of Dodd Development Group, 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 Authorized Members (or other officer authorized to execute the instrument) of Overcup Oak, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such Authorized Members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid Authorized Members.

Witness my hand, at office, this 17th day of February, 2023.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/17/23 (date of document).

Jennifer L. Pennell

2/23/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of February, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024