THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230243708

Karen Johnson Davidson County
Batch# 980235 **DEEDWARR**
03/14/2023 07:50:41 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20230314-0018200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $699,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelly Vaughan 6017A Obrien Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 13 4H 001.00

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 **Kelly Vaughan, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 6017 O'Brien Avenue Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6017 O'Brien Avenue Commons, a Horizontal Property Regime, of record in Instrument No. 20211101-0146196 and Amendment recorded in Instrument No. 20230130-0006821, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Overcup Oak, LLC, by Warranty Deed from Music City Holdings, LLC a Texas limited liability company, of record in Instrument No. 20210111-0004565, in the Register's Office of Davidson County, Tennessee, dated December 29, 2020 and recorded on January 11, 2021. Also see Scrivener's Affidavit of recorded in Instrument No. 20211025-0142825, Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.T. Brown's Subdivision of An 18 Acre Track on the Charlotte Pike, as recorded in Plat Book 332, Page(s) 116.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Nashville Heights, as recorded in Plat Book 332, Page(s) 127.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211101-0146196, as amended in Instrument No. 20230130-0006821.

Shared Sewer Responsibility as set forth in instrument recorded in Instrument No. 20220823-0095006.

This is improved property located at 6017A 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 9th day of March, 2023.

Overcup Oak, LLC

By: The Kingston Group, LLC

R W Scott II AM Authorized Member

By: Richard W. Scott, II, Authorized Member

By: Dodd Development Group, LLC Authorized

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 9th day of March, 2023.

Notary Public

My Commission Expires: 5/7/24

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