THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644892** Karen Johnson Davidson County Batch# 1018812 DEEDWARR 06/26/2023 09:48:30 AM 3 pgs Fees: $18.00 Taxes: $2,617.75 20230626-0048299	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $707,500.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2023. Notary Public My Commission Expires: 7/15/26 KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Kimberly Nicole Poole 6013B Obrien Avenue Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Filo Mortgage, LLC 555 E. North Ln. Conshohocken, PA 19428	Tax Information: Tax Parcel ID No. 091 13 4I 002.00

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 **Kimberly Nicole Poole, 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 No. B on the plan of 6013 O'Brien Avenue Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6013 O'Brien Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220131-0010955, 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. 091-13-0-557.00.

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 6013 O'Brien Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220131-0010955, said Register's Office.

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

Declaration of Restricti ons and Covenants for SCMs for Regulated Residential Infill contained in instrument of record in Instrument No. 20230321-0020346, said Register's Office.

Notice of Completion of record in Instrument No. 20230609-0044061, said Register's Office.

This is improved property located at 6013 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 21st day of June, 2023.

Overcup Oak, LLC

Member

By: Richard W. Scott, II, Authorized Member

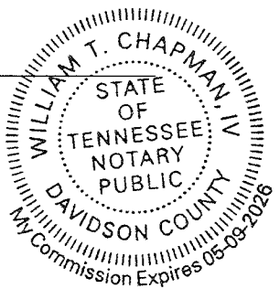
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Richard W. Scott, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of Overcup Oak, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, ~~at office,~~ this 21st day of June, 2023.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 6/21/2023.

Affiant Signature – Joshua A. Terry

6/23/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/23/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON