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

CRT File No. 23114621

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $658,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2023.

Notary Public
My Commission Expires: 9/7/26

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09/07/2026

Karen Johnson Davidson County
Batch# 1077074 DEEDWARR
12/01/2023 09:28:26 AM 2 pgs
Fees: $13.00 Taxes: $2,434.60

20231201-0092737

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Simmons and James Simmons, II 6015 Obrien Avenue, Unit B Nashville TN 37209	New Owner	Tax Parcel ID No. 091-13-4J-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 **James W. Simmons, II, a married man, and David L. Simmons, a married man, as joint tenants with right of survivorship**, ("Grantees"), their 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. 6015B on the plan of 6015 O'Brien Avenue Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6015 O'Brien Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220131-0010956, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a part 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 being corrected by Scrivener's Affidavit of Preparation of Warranty Deed, of record in Instrument No. 20211025-0142825, said Register's Office.

Being part of the same property being further conveyed to OVERCUP OAK LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed from OVER CUP OAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, in Instrument No. 20211103-0147190, dated November 2, 2021, said Register's Office, for the purpose of establishing the original lot lines.

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. 091-13-4J-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.

Title to that portion of the premises embraced within the bounds of any streets, roads or highways. Easement(s) as retained in Ordinance No. 090-1120, Metro Clerk's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20220131-0010956, said Register's Office.

Restrictive Covenants for SCMs For Regulated Residential Infill contained in instrument of record in Instrument No. 20230321-0020346 and Instrument No. 20230817-0064290, said Register's Office.

This is improved property located at 6015 Obrien Avenue, Unit B 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 29th day of November, 2023.

Overcup Oak, 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 Beth Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself 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 she as such Authorized Member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid Authorized Member.

Witness my hand, at office, this 29th day of November, 2023.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026