THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246449**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $658,000.00. Hareesha Affiant Subscribed and sworn to before me, this 5th day of January, 2024. Notary Public My Commission Expires: 3/3/26

Karen Johnson Davidson County
Batch# 1089269 DEEDWARR
01/08/2024 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,434.60
20240108-0001419

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Sasikiran Dadi and Hareesha Besetti 6013 Obrien Avenue, Unit A Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Lending Hand Mortgage 510 Lentz Dr. Madison, TN 37115	Tax Information: Tax Parcel ID No. 091-13-4I-001.00 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 **Sasikiran Dadi and Hareesha Besetti, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 6013A of 6013 O'Brien Avenue Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6013 O'Brien Avenue Commons, a Horizontal Property Regime, of record in Instrument Number 20220131-0010955, 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 part of the same property conveyed to Overcup Oak, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Overcup Oak, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211103-0147190, in the Register's Office of Davidson County, Tennessee, dated November 2, 2021 and recorded on November 3, 2021.

Being 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 recorded in Instrument No. 20211025-0142825, in the 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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 091-13-4I-001.00 CO.

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. 20220131-0010955, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20230321-0020346, said Register's Office.

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

This is improved property located at 6013 Obrien Avenue, Unit A 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 5th day of January, 2024.

Overcup Oak, LLC

Beth Dodd, Member

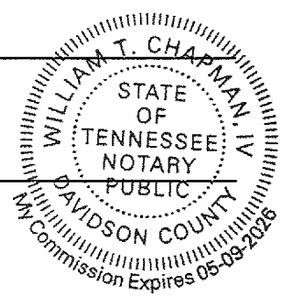
By: Beth Dodd, Authorized Member

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 5th day of January, 2024.

Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 5, 2024

Tori Cole

Affiant Signature

Date: 1/8/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 8, 2024

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM