WARRANTY DEED

Karen Johnson Davidson County
Batch# 808066 DEEDWARR
02/18/2022 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220218-0018928

File No. AT-22-1892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Outer Group LLC	Outer Group LLC	
(NAME)	(NAME)	
506 Hamilton Avenue	506 Hamilton Avenue	105-16-0-035.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Betty Bennett Willis Page, widowed**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Outer Group LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section Two, Russwurm Heights of record in Plat Book 2083, Page 101, in the Register's Office for Davidson County, Tennessee, Said Lot No. 7 fronts 80 feet on the southerly side of Southern Turf Drive and runs back between lines 206.1 feet on the westerly line and 188.2 feet on the easterly line to a dead line measuring 59.2 feet thereon.

Being the same property conveyed to J. W. Willis by Warranty deed from Betty B. Willis Page (formerly Betty B. Willis) joined by her husband Willie J. Page of record in Book 9024, page 772, Register's Office for Davidson County, Tennessee, dated May 11, 1993 and recorded on July 26, 1993.

Being the same property conveyed to Betty Bennett Willis Page by Quitclaim deed from J. W. Willis of record in Instrument No. 20060814-0099847 Register's Office for Davidson County, Tennessee, dated May 28, 1993 and recorded on August 14, 2006.

Being also known as 513 Southern Turf Drive Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 4th day of February, 2022.

Betty Bennett Willis Page by Ricky Dale Willis, Sr., Attorney-In-Fact

Betty Bennett Willis Page by Ricky Dale Willis, Sr., Attorney-In-Fact

Betty Bennett Willis Page by Marshall Stanley Willis, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ricky Dale Willis, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Betty Bennett Willis Page, and that this instrument was executed on behalf of the said Betty Bennett Willis Page for the purposes therein contained.

Witness my hand and official seal this 4th day of February, 2022.

Notary Public

My Commission Expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marshall Stanley Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Betty Bennett Willis Page, and that this instrument was executed on behalf of the said Betty Bennett Willis Page for the purposes therein contained.

Witness my hand and official seal this 4th day of February, 2022.

Notary Public

My Commission Expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Certificate of Authenticity

I, Allison Taylor, 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 February 4, 2022.

Date

Affiant Signature

2/8/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of February, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON