THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243819**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00 Affiant Subscribed and sworn to before me, this 13th day of April, 2023. Notary Public My Commission Expires: 7/12/2024

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

Karen Johnson Davidson County
Batch# 994208 DEEDWARR
04/20/2023 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20230420-0028964

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Outer Group, LLC 4041 Russellwood Drive Nashville TN 37204	New Owner 4021 OUTER DRIVE NASHVILLE, TN 37204	Tax Parcel ID No. 132-01-0-098.00

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, **Jennifer D. Landry and Brian W. Landry, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Outer Group, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its 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 Lot(s) 92, as shown on the map entitled Rolling Meadows, of record in Plat Book 1424, pages 98 & 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EDWARD J. CHILDERS, III and wife, JENNIFER D. CHILDERS, by deed from ROBERT E. HEYWOOD and spouse, REBECCA T. HEYWOOD, of record in Instrument No. 20020702-0079530 , dated June 26, 2002 , said Register's Office.

Being further conveyed to JENNIFER D. CHILDERS by deed from EDWARD J. CHILDERS, III AND JENNIFER D. CHILDERS, of record in Instrument No. 20070725-0087909, dated July 16, 2007, said Register's Office.

Being further conveyed to JENNIFER D. LANDRY AND BRIAN W. LANDRY, WIFE AND HUSBAND by deed from JENNIFER D. CHILDERS NKA JENNIFER D. LANDRY, of record as Instrument No. 20150730-0075056, dated July 20, 2015, 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. 132-01-0-098.00.

Matters shown on the Plan of record in Plat Book 1424, pages 98 & 99, said Register's Office.

This is improved property located at 4041 Russellwood Drive Nashville TN 37204

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 13th day of April, 2023.

Jennifer D. Landry

Brian W. Landry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer D. Landry and Brian W. Landry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **April 13, 2023**.

Date

Affiant Signature

April 19, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **19** day of **April**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)