Karen Johnson Davidson County
Batch# 1043684 DEEDWARR
08/29/2023 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20230829-0067481

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/10/2026

(AFFIX SEAL)

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

BS-KW-23-2130

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Outer Group, LLC	NEW OWNER	
(NAME) **2130 Whitney Ave**	(NAME) 4021 OUTER DRIVE	**106-13-0-020.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) NASHVILLE, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PARKER W. MCCRACKEN AND H. DAVID MCCRACKEN AND JANE A. MCCRACKEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OUTER GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 41 on the Plan of The Jane Watkins Tract of record in Plat Book 2, Page 108, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 41 fronts 50 feet on the Easterly side of Whitney Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Parker W. McCracken, a married Person and H. David McCracken and Jane A. McCracken, husband and wife, as joint tenants with rights of survivorship, by Warranty deed from Mirinda C. Grimes and Michael Grimes, wife and husband of record in Instrument No. 20170503-0043579 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 03, 2017.

Being the same property conveyed to Parker W. McCracken by Quitclaim deed from H. David McCracken and Jane A. McCracken, husband and wife of record in Instrument No. 20220727-0085872 Register's Office for Davidson County, Tennessee, dated July 25, 2022 and recorded on July 27, 2022.

Being the same property conveyed to Parker W. McCracken, unmarried, H. David McCracken and Jane A. McCracken, husband and wife by Quitclaim deed from Parker W. McCracken, of record in Instrument No. 20230825-0066536 Register's Office for Davidson County, Tennessee, dated August 23, 2023

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2130 Whitney Ave, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 23rd DAY OF AUGUST, 2023.

Parker W. McCracken by John Gleaves, Attorney-in-Fact

H. David McCracken

Jane A. McCracken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKER W. MCCRACKEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. DAVID MCCRACKEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE A. MCCRACKEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

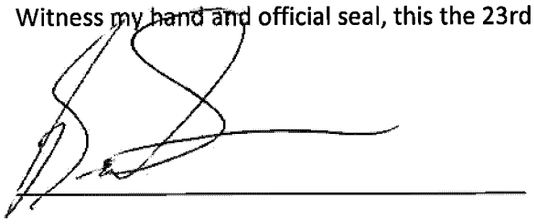
RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PARKER W. MCCRACKEN, and who acknowledged he/she/they executed the same as the free act and deed of the said PARKER W. MCCRACKEN.

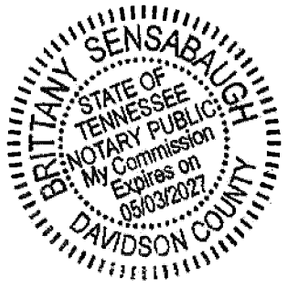
Witness my hand and official seal, this the 23rd of August, 2023.



Notary Public

My Commission Expires: _____

(SEAL)



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 August 23, 2023.

Date

Affiant Signature

August 29, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 29 day of August, 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)