WARRANTY DEED

Karen Johnson Davidson County
Batch# 1049195 DEEDWARR
09/12/2023 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20230912-0071582

File No. AT-23-5122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 NUMBER
Joseph C. Fusco	New Owner	
(NAME)	(NAME)	
544A Hamilton Avenue		105072O000200CO
(ADDRESS)	(ADDRESS)	
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, **Outer Group LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph C. Fusco, an unmarried man**, 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 Unit A as shown on the Plan of Homes at 544 Hamilton Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210601-0073378, amended in Instrument No. 20230804-0060263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Regional Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Kirk A. Garris and wife, Heather Garris of record in Instrument No. 20180802-0075580 Register's Office for Davidson County, Tennessee, dated August 01, 2018 and recorded on August 02, 2018.

Being a portion of the same property conveyed to Outer Group LLC, a Tennessee limited liability company by Warranty Deed from Regional Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20210330-0041958 Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on March 30, 2021.

This is property more commonly known as 544A Hamilton Avenue, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 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 8th day of September, 2023.

Outer Group LLC, a Tennessee Limited Liability Company

By: _____
Kyle Yates, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

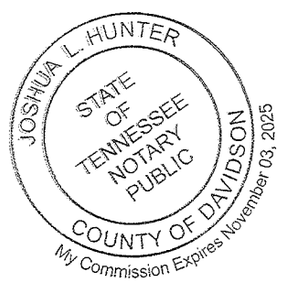
Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Kyle Yates, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Outer Group, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the [limited liability company] OR [corporation] by himself/herself as Authorized Agent.

Witness my hand this 8th day of September, 2023.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



Certificate of Authenticity

I, Joshua A. Terry, 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 9/8/23.

Affiant Signature – Joshua A. Terry

9/11/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/11/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27