Karen Johnson Davidson County
Batch# 1087894 DEEDWARR
01/03/2024 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20240103-0000589

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2024
December 20th, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

07-NSH23-06874

Address of New Owner:	Send Tax Bills to:	Tax Information:
Outer Group LLC, a Tennessee limited liability company 4021 Outer Drive Nashville, TN 37204	New Owner **4021 Outer Dr** **Nashville, TN 37204**	132-01-0-207.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tommye Thompson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Outer Group LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 28 on the Plan of Brookhaven Estates, as of record in Plat Book 1835, Pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Tommye Thompson, unmarried by Deed from Steven W. Jinnette and wife, Jennifer Eubanks Jinnette of record as Instrument No. 0270749, Book 10342 Page 147 in the Register's Office for Davidson County, Tennessee, dated January 31, 1997 and recorded on February 6, 1997.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **4042 Crestridge Drive, Nashville, TN 37204**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th, of December 2023 ~~15th day of January, 2024~~

Tommye Thompson

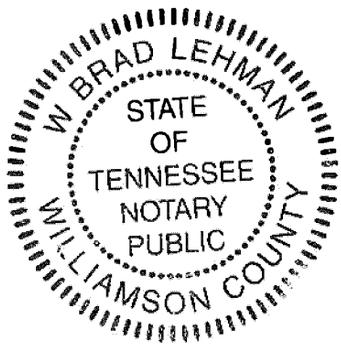
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tommye Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 20th day of December ~~January~~, 2023.

Notary Public

My Commission Expires: 9/21/2024



Certificate of Authenticity

I, Emily Manno, 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 _____.

Date

Emily Manno
Affiant Signature

_____
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this _____ day of _____, 20____.

_____
Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

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