Karen Johnson Davidson County
Batch# 1208956 DEEDWARR
11/27/2024 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $12,210.00
20241127-0093037

WARRANTY DEED

File No. AT-24-7532

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(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
Matthew Greenblatt and Brooklyn Snow	**New Owners**	
(NAME)	(NAME)	
4041 Russellwood Drive	**Property Address**	132-01-0-098.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Greenblatt and Brooklyn Snow, a married couple,** 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:

Property 1:
Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Rolling Meadows of record in Plat Book 1424, Page (s) 98 and 99, 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 Edward J. Childers, III and wife, Jennifer D. Childers by Warranty Deed from Robert E. Heywood and spouse, Rebecca T. Heywood of record in Instrument No. 20020702-0079530 Register's Office for Davidson County, Tennessee, dated June 26, 2002 and recorded on July 02, 2002.

Being the same property conveyed to Jennifer D. Childers, an unmarried woman by Quitclaim Deed from Edward J. Childers, III. an unmarried man and Jennifer D. Childers, an unmarried woman who acquired title as husband and wife of record in Instrument No. 20070725-0087909 Register's Office for Davidson County, Tennessee, dated July 16, 2007 and recorded on July 25, 2007.

Being the same property conveyed to Jennifer D. Landry and Brian W. Landry, wife and husband by Quitclaim Deed from Jennifer D. Childers N/K/A Jennifer D. Landry, a married woman of record in Instrument No. 20150730-0075056 Register's Office for Davidson County, Tennessee, dated July 20, 2015 and recorded on July 30, 2015.

Being the same property conveyed to Outer Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jennifer D. Landry and Brian W. Landry, wife and husband of record in Instrument No. 20230420-0028964 Register's Office for Davidson County, Tennessee, dated April 13, 2023 and recorded on April 20, 2023.

This is property more commonly known as 4041 Russellwood Drive, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 25th day of November, 2024.

Outer Group, LLC, a Tennessee Limited Liability Company

By: _____
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county mentioned, personally appeared Joshua L. Hunter, Authorized Agent of Outer Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Outer Group, LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter, Authorized Agent of Outer Group, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN this 25th day of November, 2024.

_____
Notary Signature

Printed Name: Emily Manno

My commission expires: _____

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

Certificate of Authenticity

I, Holly Ray, 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 **11/25/2024**.

Date

Holly Ray

Affiant Signature

11/25/2024

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **25th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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