WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248462 DEEDWARR
03/20/2025 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20250320-0020360

File No. AP-25-8916

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14th~~ 18th day of March, 2025

Notary Public

MY COMMISSION EXPIRES: 01/30/29 (AFFIX SEAL)

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER 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 NUMBERS
Katherine Irene Gordon	The Loan Store Inc.	
(NAME) 2130A Whitney Avenue	(NAME) 6340 N. Campbell Avenue #100	106-13-3R-001.00-CO
(ADDRESS) Nashville, TN 37210	(ADDRESS) Tucson, AZ 85718	
(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 **Katherine Irene Gordon, unmarried,** 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 No. A on the Plan of Homes at 2130 Whitney Ave, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230908-0070557, 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 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 and recorded on August 25, 2023.

Being the same property conveyed to Outer Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Parker W. McCracken, unmarried, H. David McCracken and Jane A. McCracken of record in Instrument No. 20230829-0067481 Register's Office for Davidson County, Tennessee, dated August 23, 2023 and recorded on August 29, 2023.

This is property more commonly known as 2130A Whitney Avenue, Nashville, TN 37210.

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 ~~14th~~ 11th day of March, 2025.

Outer Group LLC, ~~a~~ Tennessee Limited Liability Company

By: _____
~~Leslie~~ Hayes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joshua L. Hunter of the state and county mentioned, personally appeared Leslie Hayes, 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 Leslie Hayes, 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, Tennessee, this ~~14th~~ 11th day of March, 2025.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/11/25 (date of document).

Jennifer Russell
Affiant Signature

3/18/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

