BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1255947
04/03/2025 10 22 05 AM
Fees $13 00 Taxes $2,442 00

Davidson County
DEEDWARR
2 pgs

20250403-0025330

File No AP-25-9162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

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
Richard B Rekedal and Vicki L Rekedal Revocable Living Trust	Old National Bank	
(NAME)	(NAME)	
2130B Whitney Avenue	101 Northwest Fourth	06-13-3R-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Evansville, IN 47708	
(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 **Richard Brian Rekedal and Vicki Lynne Rekedal, Trustees of the Richard B. Rekedal and Vicki L. Rekedal Revocable Living Trust, dated March 7, 1999** 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. B on the Plan of Homes at 2130 Whitney Ave, a Horizontal Property Regime with Private Elements of record in Exhibit "D" 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 a portion of 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 a portion of 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 a portion of 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 a portion of 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 2130B 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 1 day of April, 2025.

Outer Group, LLC, a Tennessee Limited Liability Company

By: _____
Leslie Hayes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public 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, this 1 day of April, 2025.

_____
Notary Signature
My commission expires:

