WARRANTY DEED

Karen Johnson Davidson County
Batch# 1389096 DEEDWARR
03/05/2026 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $19,678.27
20260305-0017839

File No. KS-25-9939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,[illegible]8,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 10/10/26

(AFFIX SEAL)

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
4042 Crestridge Trust Agreement dated May 21, 2025	4042 Crestridge Trust Agreement dated May 21, 2025	
(NAME) 4042 Crestridge Drive	(NAME) **511 Union St, Suite 2700**	132-01-0-207.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) **Nashville, TN 37027**	
(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 **4042 Crestridge Trust Agreement dated May 21, 2025**, 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 Lot No. 28 on the Plan of Brookhaven Estates of record in Plat Book 1835, Pages 49, 50 and 51, 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 Tommye Thompson, unmarried by Warranty Deed from Steven W. Jinnette and wife, Jennifer Eubanks Jinnette of record in Book 10342, page 147, Register's Office for Davidson County, Tennessee, dated January 31, 1997 and recorded on February 06, 1997.

Being the same property conveyed to Outer Group LLC, a Tennessee limited liability company by Warranty Deed from Tommye Thompson, unmarried of record in Instrument No. 20240103-0000589 Register's Office for Davidson County, Tennessee, dated December 20, 2023 and recorded on January 03, 2024.

This is property more commonly known as 4042 Crestridge Drive, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 27th day of February, 2026.

Outer Group LLC, a Tennessee Limited Liability Company

By: _____
Kyle Yates, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie Hayes of the state and county mentioned, personally appeared Kyle Yates, Member 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 Member and Member of Outer Group LLC, the within named bargainor, a Limited Liability Company, and that such Kyle Yates, Member of Outer Group LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of February, 2026.

_____
Notary Signature

Printed Name: _____

My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires

Please Return to:

Magnolia Title & Escrow
2913 Berry Hill Drive
Nashville, TN 37206

Certificate of Authenticity

I, Krystal Schuster, 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 3/27/26.

Date

Affiant Signature

3/27/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of February, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)