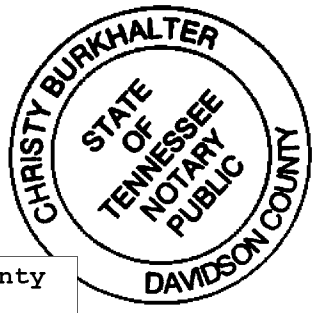
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 753101 DEEDWARR
11/10/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211110-0150451

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Synergy Investing, LLC	Synergy Investing, LLC	164 10 0A 141.00
(NAME) 3370 Chastain Gardens Dr. #230 Kennesaw, GA 30144	(NAME) 3370 Chastain Gardens Dr. #230 Kennesaw, GA 30144	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JAMES RODNEY HUNTER, JR., AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SYNERGY INVESTING, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 187 on the plan of Village Three, Summerfield, a Planned Unit Development, as shown on plat of record in Instrument No. 20001006-0099706, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed from Bruce A. Holland, a married man, (joined by Justine J. Holland) to James Rodney Hunter Jr., a married man, by Warranty Deed dated July 31, 2014, recorded August 11, 2014, in Instrument No. 20140811-0072432, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed from Stephanie A. Hunter, an unmarried woman to James Rodney Hunter, Jr., an unmarried man by Quit Claim Deed dated October 29, 2021, recorded simultaneously herewith, in Instrument No. _____ 202111100150450 _____ in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3104 Pony Ridge Way, Nashville, TN 37013
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this 2nd day of November, 2021

James Rodney Hunter, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 2021, before me personally appeared James Rodney Hunter, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of November, 2021.

Notary Signature
My commission expires: 9-8-2025

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kim Bennett, 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 November 2, 2021.

Affiant Signature

11-3-2021
Date

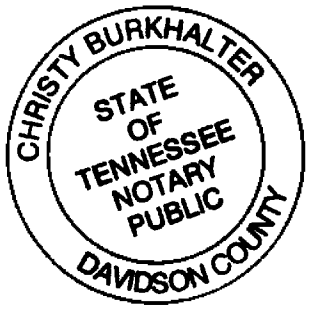
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 3 day of November, 2021.

Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal



File No. RP-21-3104