# WARRANTY DEED

Karen Johnson Davidson County
Batch# 867087 DEEDWARR
06/03/2022 12:29:13 PM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20220603-0064368

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nathaniel Stephenson and David Bud Phillips, Jr. | New Owner | |
| (NAME) | (NAME) | |
| 421 Elysian Fields Rd. #3 | | 133 14 0C 003.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, WE, **SYNERGY ONE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHANIEL STEPHENSON, A MARRIED MAN, AND DAVID BUD PHILLIPS, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, 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 3 of Homes At 421 Elysian Fields, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes At 421 Elysian Fields, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201218-0150535, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 421 Elysian Fields, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201218-0150535, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being part of the same property conveyed to Synergy One, LLC , a Tennessee Limited Liability Company, by Quitclaim Deed from Start, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220421-0046090, Register's Office of Davidson County, Tennessee, dated April 19, 2022 and recorded on April 21, 2022.**

**Being a part of the same property conveyed to Start, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Dignity, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200706-0072196 in the Register's Office of Davidson County, Tennessee, Dated July 02, 2020 and recorded on July 06, 2020.**

**Being a part of the same property conveyed to Dignity, LLC, A Tennessee Limited Liability Company by Warranty Deed from True Investments, Inc., A Tennessee Corporation of record in Instrument No. 20191104-0113478 in the Register's Office of Davidson County, Tennessee, Dated November 01, 2019 and recorded on November 04, 2019.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 421 Elysian Fields Rd. #3, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (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 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 hand this 27 day of May, 2022

SYNERGY ONE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: MAYA ENTERPRISES, LLC, MEMBER OF SYNERGY ONE, LLC

BY: _____

SEMIH GULERTIP, MEMBER MANAGER OF MAYA ENTERPRISES, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Semih Gulertip, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a Member Manager of Maya Enterprises, LLC, Member of Synergy One, LLC within named bargainor, a Tennessee limited liability company, and that he as such Member Manager of Maya Enterprises, LLC , member of Synergy, LLC, the within name bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member Manager of Maya Enterprises, Member of Synergy One, LLC, the within name bargainor a Tennessee limited liability company.

Witness my hand and official seal this 27 day of May, 2022.

Commission expires: 4/27/2025

_____

Notary Public