BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 879258 DEEDWARR
06/28/2022 09:25:38 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220628-0074014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 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
John Edward Johansen and Nancy Johansen	New Owner	
(NAME)	(NAME)	133 14 0C 002.00
7717 Narrows Ave.		
(ADDRESS)	(ADDRESS)	
Brooklyn, NY 11209		
(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 **JOHN EDWARD JOHANSEN AND NANCY JOHANSEN, HUSBAND AND WIFE AND CHRISTIAN JOHANSEN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit. 2 of Homes At 421 Elysian Fields, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 421 Elysian Fields, a Horizontal Property Regime, of record in Instrument No. 20201218-0150535, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

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.

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 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 in the Register's Office of Davidson County, Tennessee, Dated April 19, 2022 and recorded on April 21, 2022.

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 421 Elysian Fields Rd. #2, 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 24 day of June, 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

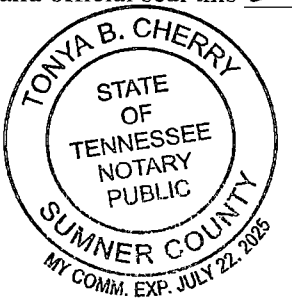
STATE OF TENNESSEE

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, the within named bargainor, a Tennessee limited liability company, and that he as such Member Manager of Maya Enterprises, LLC, Member of Synergy One, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself Member Manager of Maya Enterprises, LLC, Member of Synergy One, LLC, the within named bargainor, a Tennessee limited liability company.

Witness my hand and official seal this 24th day of June, 2022.

Commission expires:



Notary Public