Karen Johnson Davidson County
Batch# 911655 DEEDQC
09/01/2022 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220901-0098705

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ian Morell, Zachary Lazo, David Albers & Marian Andreescu 3524 169th Street Lynnwood, WA 98037	New owner	081-16-0-725.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Synergy Holdings, LLC, a Tennessee limited liability company**, by these presents does hereby quitclaim and convey unto, **Ian Morell, a married person, Zachary Lazo, a married person, David Albers, an unmarried person and Marian Andreescu, an unmarried person**, their successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Locklayer as shown by Plat of record in Instrument No. 20040407-0039586 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Molly M. Madden, by Quitclaim Deed from Patricia A. Easley, of record in Instrument No. 20211130-0158177, in the Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 30, 2021.

Being the same property conveyed to Molly M. Madden, a single woman, by Special Warranty Deed from The Secretary of Housing and Urban Development, of record in Instrument No. 20171129-0121628, in the Register's Office for Davidson County, Tennessee, dated November 21, 2017 and recorded on November 29, 2017.

Being the same property conveyed to Synergy Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Molly M. Madden of record in Instrument No. 20220531-0062707, dated May 25, 2022 and recorded on May 31, 2022, as amended by Scrivener's Affidavit of record in Instrument No. 20220701-0076891, dated June 22, 2022 and recorded on July 1, 2022, in the Register's Office for Davidson County, Tennessee.

Being also known as 938 Locklayer Street, Nashville, TN 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 1st day of SEPTEMBER, 2022.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of August, 2022.

Synergy Holdings, LLC
a Tennessee limited liability company

By: _____

Name: David Albers

Its: managing member

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Albers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the managing member of Synergy Holdings, LLC, a Tennessee limited liability company, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2022.

Notary Public

My Commission Expires: NOV. 12, 2024

JAZMINE AKELLO OKONGO-GWU
NOTARY PUBLIC #20121635
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 12, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/01/2022 ____ (date of document).

Affiant Signature

09/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of September, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025