Karen Johnson Davidson County
Batch# 930676 DEEDQC
10/18/2022 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221018-0113476

STRAW MAN DEED



STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2022.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC
517 Cason Lane, Suite G
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Syndicate Properties, LLC	**SAME**	**105-16-0-201.00 & 105-16-0-202.00**
(Name) **17 N Lowry**		
(Address) **Smyrna, Tennessee 37167**		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Syndicate Properties, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, do hereby quitclaim and convey unto **Syndicate Properties, LLC, a Tennessee limited liability company,** GRANTEE, all right, title, and interest in the said property situated in Davidson County, Tennessee:

Tract 1
Land in Davidson County, Tennessee, being the Northwesterly part of Lot 2 on the Map of John C. Canady's Subdivision of West Lawn of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 54.75 feet on the Easterly side of an unnamed Street, running North and South from Rose Avenue to Napoleon Street, being the first street West of Nolensville Pike, and runs back between lines, 149.2 feet, more or less, on the North line, and 164.4 feet, more or less, on the South line, to a deed line on which it measures 50 feet.

Being the same property conveyed by Warranty Deed to Syndicate Properties, LLC, from Cream City Development, LLC, a Tennessee limited liability company,

Tract 2
Land in Davidson County, Tennessee, being the Westerly part of the Southerly half of Lot No. 2, John Canady Subdivision of record in Book 332, Page 90, and more particularly described as follows:

Beginning at a point in the line between Lot Nos. 2 and 3, 324 feet, more or less, West of the Westerly margin of Nolensville Pike, being the Southwest corner of a part of Lot No. 2, conveyed to Charles L. King and wife, Ruth T. King, by deed from H. C. Ellis and wife, of record in Book 1417, Page 578; thence Northerly with King's Westerly line and along the fence 50 feet to King's Northwest corner; thence Westerly 168.7 feet to the Easterly margin of Canada Avenue; thence Southerly along the Easterly margin of said Avenue, 54.75 feet to the common corner of Lots 3 and 2 in said subdivision; thence Easterly along the line between said Lots 200.2 feet to the point of beginning.

Being the same properties, Tracts 1 and 2, conveyed by Warranty Deed to Syndicate Properties, LLC, from Cream City Development, LLC, a Tennessee limited liability company, on December 23, 2021, and recorded January 5, 2022, of record as Instrument #20220105-0001878, Register's Office of Davidson County, Tennessee.

These are unimproved properties located at 2132 & 2134 Canady Avenue, Nashville, Tennessee 37211.

The purpose of this Straw Man Deed is to combine the tax parcels of the two herein described properties, tax parcels 105-16-0-201.00 and 105-16-0-202.00.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 13th day of October, 2022.

AMBER MORTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JUNE 22, 2026

Syndicate Properties, LLC, a Tennessee limited liability company

By: _____
Caleb Spearing, Sole Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, the within named **Syndicate Properties, LLC, a Tennessee limited liability company, by and through its representative, Caleb Spearing, sole member** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of October, 2022.

My Commission Expires: 6/22/26 NOTARY PUBLIC

Certificate of Authenticity

I, Tonya Loftin, 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 **October 13, 2022**.

Date

Tonya Loftin

Affiant Signature

October 17, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17th day of October, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)