Karen Johnson Davidson County
Batch# 957928 DEEDWARR
01/05/2023 08:08:57 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20230105-0000757

**WARRANTY DEED**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

File No. JN-22-3738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 5/5/2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul M. Ziady | SAME | |
| (NAME) P.O. Box 159342 | (NAME) | 070-02-0-055.00 |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) | |
| (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, I/we, **Synergy Holdings, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul M. Ziady, Married** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 3 on the Plan of Section One Shawnwood of record in Plat Book 5190, Page 737, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being a portion of the same property conveyed to Joseph Claybon and Barbara Claybon, husband and wife by Warranty deed from Anne Cato of record in Instrument No. 20060120-0008007 Register's Office for Davidson County, Tennessee, dated January 13, 2006 and recorded on January 20, 2006.**

**Being a portion of the same property conveyed to Synergy Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Joseph Claybon and Barbara Claybon, husband and wife of record in Instrument No. 20210520-0068424 Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 20, 2021.**

**This is property more commonly known as 3016 Stokers Lane, Nashville, TN 37218.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of December, 2022.

Synergy Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Marian Andreescu, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Hinton of the state and county mentioned, personally appeared Marian Andreescu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Synergy Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Marian Andreescu as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 31st day of December, 2022.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024