WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057927 **DEEDWARR**
10/05/2023 10 00 48 AM 3 pgs
Fees $18 00 Taxes $5,550 00

20231005-0078398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

HOLDEN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

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
Synergy One, LLC		
(NAME)	(NAME)	06014000500
1413 Chantilly Ln	Same as new owner	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **START LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SYNERGY ONE, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the 12th Civil District of Davidson County, Tennessee, being Lot Nos. 23, 24, and 25, of the Map of J.B. Haynie's Dudley Bell plan, as of record in Book 57, Page 167, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Start, LLC, a Tennessee limited liability company, by Consolidation Quitclaim Deed from Start, LLC, a Tennessee limited liability company, of record in Instrument No. 20200706-0072197, Register's Office for Davidson County, Tennessee.

See Exhibit A for continuation of the legal description and derivation clause.

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 305 Haynie Avenue, Nashville, TN 37207
(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 19th day of September, 2023

GRANTOR:

Start, LLC, a Tennessee Limited Liability Company
BY Maya Enterprises, LLC, a Member of Start, LLC

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 for Maya Enterprises, LLC, a Member of Start, LLC, and that he as Manager Member for Maya Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as a Member

Witness my hand and official seal this 19th day of September, 2023

Commission expires

HOLDEN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Notary Public

EXHIBIT A

Being part of the same property conveyed to Start, LLC, a Tennessee limited liability company, by Deed from Dignity, LLC, a Tennessee limited liability company, of record in Instrument No. 20200706-0072196, Register's Office for Davidson County, Tennessee.

Also conveyed herewith is the land conveyed to Grantor in the Agreement For Dedication of Public Right of Way by in Instrument No. 20220420-0045575, said register's office.