WARRANTY DEED

Karen Johnson
Batch # 1169020
08/14/2024 10:04:21 AM
Fees: $13.00 Taxes: $888.00

Davidson County
DEEDWARR
2 pgs

20240814-0061888

File No. DH-24-7204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Janel Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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
JUSTIN W. MCCLAIN	NEW OWNER	
(NAME)	(NAME)	050-07-0-117-00
1230 W.PEACHTREE ST NW, APT 2421		
(ADDRESS)	(ADDRESS)	
ATLANTA, GA 30309		
(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 **Justin W. McClain, unmarried man**, 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. 103-B on the Plan of Zone Lot Division, Lots Nos 101 through 103, Village by the Creek, Section Four of record in Plat Book 6900, Page 290, amending Plat Book 6250, Page 89, 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 Synergy Holdings LLC, a Tennessee Limited Liability Company by Warranty deed from Home Sale Elite, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210528-0072425 Register's Office for Davidson County, Tennessee, dated May 25, 2021 and recorded on May 28, 2021.

This is property more commonly known as 3712 Village Trail, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 8th day of August, 2024.

Synergy Holdings LLC, a Tennessee Limited Liability Company

By: _____
Marian Andreescu, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Marian Andreescu, Authorized Member of Synergy Holdings LLC, 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 Authorized Member of Synergy Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Marian Andreescu, Authorized Member of Synergy Holdings LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, TN, this 8th day of August, 2024.

_____
Notary Signature

My commission expires: 03/09/27

