Karen Johnson Davidson County
Batch# 1234360 DEEDWARR
02/05/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250205-0008838

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 31st day of January, 2025.

Notary Public:
My Commission Expires: 8/18/25

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
SYNCED Properties, LLC 745 Tahlena Ave Madison, TN 37115	New Owner ✓	024-00-0-180.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jennifer Lynn Croy, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **SYNCED Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

Beginning at the intersection of the Northerly right-of-way (25 feet from the centerline) of Campbell Road with the Easterly boundary line of property owned by Leslie B. Kiber, et ux., of record in Deed Book 5448, Page 119, in the Register's Office for Davidson County, Tennessee, said intersection being Easterly approximately 0.3 mile from Brick Church Pike, and being the Southwest corner of the herein-described tract; thence, leaving said right-of- way with said Easterly boundary line as follows: North 08 degrees 12 minutes 32 seconds East 381.28 feet, North 09 degrees 22 minutes 52 seconds West 148.80 feet, North 84 degrees 52 minutes 13 seconds East 307.45 feet, North 71 degrees 22 minutes 59 seconds East 210.45 feet; thence, severing the property of Donna Allison Shell and Joseph Duke Sutherland, Trustees, of record in Deed Book 6012, Page 886, in said Register's Office, as follows South 05 degrees 51 minutes 05 seconds East 517.20 feet, North 77 degrees 39 minutes 00 seconds West 489.80 feet, South 00 degrees 05 minutes 24 seconds West 243.40 feet to a point intercepting a curve in said right-of-way concave to the North and having a radius of 651.80 feet; thence with said curve and right-of-way, Westerly an arc distance of 115.10 feet through a central angle of 10 degrees 07 minutes 05 seconds to the beginning containing 5.20 acres.

PREVIOUSLY BEING the same property conveyed to Michele Burks by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 9/5/2014 and recorded 9/10/2014 in Instrument No. 20140910-0082897, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jennifer Lynn Croy, unmarried by Warranty Deed from Michele J. Burks, married, dated 1/31/2025 and recorded _____ in Instrument No. 202502050008837, Register's Office for Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 1722 Campbell Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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(s) this the 31st day of January, 2025.

Jennifer Lynn Croy

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Jennifer Lynn Croy**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2025.

Commission Expires:
8/19/25

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 1/31/25.

Date

Brenda Huntsman

Affiant Signature

2/5/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of February, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

