Name and Address of New Owner:
411 McCross LLC
601 Park Hill Drive
Nashville TN 37205

Karen Johnson
Batch # 1277201
05/23/2025 11 56 31 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250523-0040834

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-13-0-018.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged **Synced Properties, LLC, a Tennessee Limited Liability Company and 411 McCross LLC, a Tennessee Limited Liability, tenants in common,** "the Grantor," conveys and quitclaims unto **411 McCross LLC, a Tennessee Limited Liability,** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Parcel No. 3: Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, April 2, 1960, as follows: Beginning on the northerly margin of Old Hickory Boulevard at the southwest comer of the property conveyed to Ewing E. Lannon and wife by deed from O.R. Jones and wife of record in Book 2646, page 547, said Register's Office, said point being also 250 feet west from the intersection of the northerly margin of Old Hickory Boulevard and westerly margin of Delaware Avenue: thence North 8 deg. 10 min. west 400 feet to the southerly margin of Burrwood Avenue (not opened); thence with the same South 82 deg. 40 min. West 50 feet; thence South 8 deg. 10 min. East 400.7 feetto the northerly margin of said Old Hickory Boulevard; thence with the same North 81 deg. 50 min. East 50 feet to the beginning.

Parcel No. 4: Land in the 11th Civil District of Davidson County, Tennessee, being part of Bixler Property, described as follows: Beginning at a point in the northerly margin of Old Hickory Boulevard at an iron pin that is 200 feet west ofthenorthwest comer of Old Hickory Boulevard and Delaware Avenue; thence along said Boulevard South 85 deg. 35 min, West 50 feet to an iron pin; thence North 4 deg. 20 min. West 416 feet to an iron pin; thence North 85 deg. 35 min. East50 feet to an iron pin; thence South 4 deg. 20 min. East 416 feet to the beginning.

Included in the above description of Parcels Nos. 3 and 4, but expressly excluded therefrom is that portion of said property condemned by the State of Tennessee by Judgment, a certified copy of which is of record in Book 4135, page 217, said Register's Office described as follows: Land in the Eleventh Civil District of Davidson County, Tennessee, beginning at a point in the southerly margin of a dedicated unimproved street being Mrs. C. W. Swift's northwest comer; thence with Swift's Huffine and Martin's line, South 7 deg. 15 min. East 164 feet to a point in Martin's westerly line; thence North 86 deg. 00 min, west 102 feet more or less to

Pearl Bently Myrick's Easterly boundary line; thence with Myrick's line, North 7 deg. 15 min, West 127 feet more or less to the southerly margin of said unimproved street; thence North 82 deg. 3 5 min East 50 feet to a point; thence North 7 deg. 15 min. West 16 feet to a point; thence North 82 deg. 45 min East 50 feet to the point of beginning containing .43 acres, more or less.

Parcel No. 5: A tract of land in the 11th Civil District of Davidson County, Tennessee, and descnbed according to a copy of a survey thereof made by J. Douglas Roach, Surveyor, October 22, 1947, as follows: Beginning at a point on the westerly margin of Delaware Avenue 200 feet north of the north margin of Old Hickory Boulevard; thence at right angles to Delaware Avenue westerly 200 feet; thence northerly parallel to the north margin of Delaware Avenue 75 feet; thence easterly 200 feet, more or less, to the westerly margin of Delaware Avenue; thence southerly along said A venue around a slight curve 7 5 feet, more or less, to the point of beginning.

Included in the above description but expressly excluded therefrom is that portion of said property conveyed to the State of Tennessee by deed from William H. DeMars and wife, of record in Book 4063, page 52, said Register's Office, described as follows: Beginning at a point in William H. DeMars' northwest property comer, said point being also in C.H. Huffine's southwest property comer; thence running easterly 180 feet more or less along De Mar's northerly boundary line to a point; thence running southerly 5 5 feet, more or less, around a slight curve to the left which is on the west margin of Delaware Avenue; thence running northwest 182 feet more or less, to a point on DeMar's westerly boundary line; thence running North 10 deg 37 min. East26 feet,moreorless, along DeMars' westerly boundary line back to the point of beginning containing 0.17 acres, more or less.

Being the same property conveyed to Anthony S. Cross and Shaneka Cross, husband and wife, by Warranty Deed from David Adcock, of record in Instrument Number 20200615-0060858, Register's Office for Davidson County Tennessee, dated June 12, 2020, and recorded June 15, 2020.

Being the same property conveyed Synced Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Anthony Cross, A/K/A Scott Cross, A/K/A Anthony S. Cross, Sr., A/K/A Anthony Scott Cross, A/K/A Anthony S. Cross A/K/A Anthony Cross, Sr, and wife Shaneka Cross, and Anthony Cross, Jr., of record in Instrument Number 20250124-0005689, Register's Office for Davidson County Tennessee, dated June 17, 2024, and recorded January 24, 2025.

Being the same property conveyed Synced Properties, LLC, a Tennessee Limited Liability Company and 411 McCross LLC, a Tennessee Limited Liability Company, as tenants in common, by Quitclaim Deed from Synced Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20250502-0034192, Register's Office for Davidson County Tennessee, dated May 2, 2025, and recorded dated May 2, 2025.

Being improved property known as 409-411 East Hickory Boulevard, Nashville, Tennessee 37115.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 19th day of May, 2025.

Synced Properties, LLC

_____(SEAL)
Anthony Cross, Sole Member

411 McCross, LLC

_____(SEAL)
Anthony Cross, Member

_____(SEAL)
Evan McCulty, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anthony Cross, Sole Member of Synced Properties, LLC and Member of 411 McCross LLC** and **Evan McCulty, Member of 411 McCross LLC**, of with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person(s) to be Sole Member of Synced Properties, LLC and Members of McCross LLC, the within named Grantors, Tennessee Limited Liability Companies, and that such **Anthony Cross, Sole Member of Synced Properties, LLC as such Sole Member and Member of 411 McCross LLC as such Member,** and **Evan McCulty, Member of 411 McCross LLC as such Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Synced Properties, LLC as Sole Member and 411 McCross LLC as Members.**

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand, at office, this 19th day of May, 2025.

_____
Notary Signature
My commission expires: 9/5/2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of May, 2025.

_____
Notary Signature 9/5/2028
My commission expires: