WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280780 DEEDWARR
06/03/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20250603-0043459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1480-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Syndicate Properties, LLC	Syndicate Properties, LLC	105 05 4W 001.00 CO; 105 05 4W 002.00 CO
(NAME) 906 Acklen Ave	(NAME) 906 Acklen Ave	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty-Five Thousand And No/100 Dollars ($655,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DISCOVER TN REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SYNDICATE PROPERTIES, 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 situated in Davidson County, Tennessee, being Units A and B as established by the Declaration of Covenants, Conditions and Restrictions and Bylaws for Homes at 1013 Summit Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240530-0040024, Register's Office of Davidson County, Tennessee, as affected by Amendment to Declaration of record in Instrument No. 20240911-0070152; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Amended Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Homes at 1013 Summit Avenue, a Horizontal Property Regime with Private Elements

including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

This is:

unimproved ☒

improved ☐ property, known as 1013 Summit Ave, Nashville, TN 37203

(House No.) (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 our hands this 2nd day of June. 2025.

Discover TN Realty LLC

BY: _____

Jonathan R. Cruz

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Jonathan R. Cruz 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 the member of Discover TN Realty, LLC, the within named bargainor, a LLC, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Jonathan R. Cruz.

Witness my hand, at office, this ~~30th~~ 2nd day of ~~May~~ June, 2025.

_____

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Mandy Maynor, 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

June 2, 2025.

Date

Mandy Maynor

Affiant Signature

June 3, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of June, 2025.

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Notary Signature

My Commission Expires: _____