Karen Johnson Davidson County
Batch# 1301018 DEEDWARR
07/23/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250723-0058316

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00.

Affiant

Subscribed and sworn to me on 07/17/25.

NOTARY PUBLIC

My Commission Expires: 3-28-26

LAURA ELIZABETH MATHIS NOTARY STATE OF TENNESSEE PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Syndicate Properties 214 Overlook Circle Ste: 200 Brentwood, TN 37027	Syndicate Properties 214 Overlook Circle Ste: 200 Brentwood, TN 37027	117140L00100CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Samuel Lewis and Lauren Lewis, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Syndicate Properties LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. A on the Plat of 3821 Cross Creek Road Homes, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 3821 Cross Creek Road Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230217-0011845, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being part of the same property conveyed to Samuel Lewis and Lauren Lewis, husband and wife by Warranty Deed from David Widmer and Brooke Widmer, husband and wife, of record in Instrument No. 20180925-095075, Register's Office for Davidson County, Tennessee, dated September 24, 2018, and recorded on September 25, 2018.
>
> This is unimproved property known as 3819 Cross Creek Rd, Nashville, TN 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hands on 07/ 16 /25.

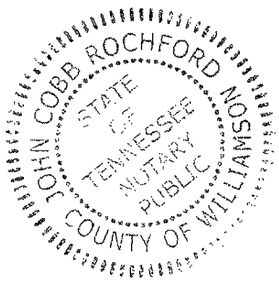
Samuel Lewis

Lauren Lewis

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On 07/ 16 /25, before me personally appeared Samuel Lewis and Lauren Lewis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/ 16 /25.



NOTARY PUBLIC

My Commission Expires: 12/19/26

Certificate of Authenticity

I, Amanda 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

July 16, 2025.

Date

Affiant Signature

July 23, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of July, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON