Karen Johnson Davidson County
Batch# 1349380 DEEDWARR
11/21/2025 09:19:30 AM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20251121-0093073

WARRANTY DEED

File No. DH-25-10677

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2025

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

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
Twenty, LLC	NEW OWNER	
(NAME) 938 Locklayer Street	(NAME)	081-16-0-725.00
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, **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 **Twenty, LLC, a Tennessee limited liability company**, 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 what is now known as Lot No. 2 on the Plan of Locklayer Subdivision of record in Instrument Number 20040407-0039586, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Synergy Holdings, LLC, a Tennessee limited liability company by Warranty deed from Molly M. Madden of record in Instrument No. 20220531-0062707 Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on May 31, 2022 and Scrivener'S Affidavit Recorded in Instrument No. 20220701-0076891.

Being the same property conveyed to Ian Morell, a married person, Zachary Lazo, a married person, David Albers, an unmarried person and Marian Andreescu, an unmarried person by Quitclaim deed from Synergy Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20220901-0098705 Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on September 01, 2022.

Being the same property conveyed to Synergy Holdings, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Ian Morell, a married person, Zachary Lazo, a married person, David Albers, an unmarried person, and Marian Andreescu, an unmarried person of record in Instrument No. 20230711-0052975 Register's Office for Davidson County, Tennessee, dated July 07, 2023 and recorded on July 11, 2023.

This is property more commonly known as 938 Locklayer Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 17th day of November, 2025.

Synergy Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Marian Andreescu, Authorized Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, 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 an Authorized Member of Synergy Holdings, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such signor 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, 17th day of November, 2025.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

[Signatures continue on following page.]

Witness my/our hand this 17th day of November, 2025.

Synergy Holdings, LLC, a Tennessee Limited Liability Company

By: Maldiz Investments Group, LLC, its Authorized Member

By:_____
David Albers, its Authorized Member

STATE OF WA
COUNTY OF Snohomish

Before me, the undersigned, of the state and county mentioned, personally appeared David Albers, Authorized Member of Maldiz Investments Group, LLC, an 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 an Authorized Member of Maldiz Investments Group, LLC,which is an Authorized Member of Synergy Holdings, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such signor executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member of Maldiz Investments Group, LLC, its Authorized Member.

Witness my hand and seal this 17th day of November, 2025.

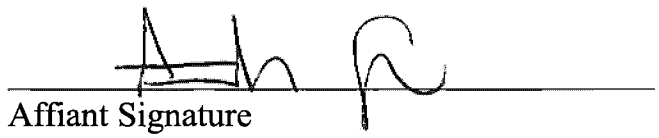
_____
Notary Signature
My commission expires: Sept 19, 2028

ANGELA KHUN
NOTARY PUBLIC #24026660
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 19, 2028

Certificate of Authenticity

I, Andrew Suzave, 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 November 17, 2025.

Date



Affiant Signature

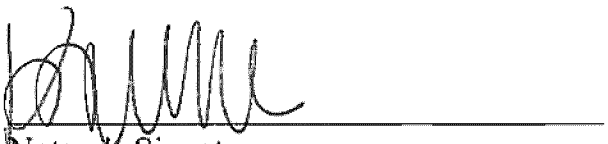
November 19, 2025

Date

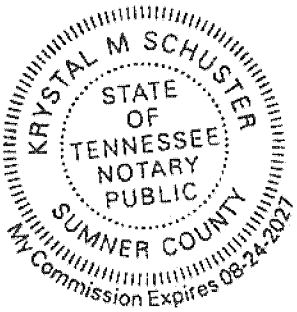
State of Tennessee

County of Davidson

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



Notary's Signature



My Commission Expires: _____

Date

Notary's Seal (if on paper)