Karen Johnson Davidson County
Batch# 1360232 DEEDWARR
12/19/2025 01:08:30 PM 6 pgs
Fees: $33.00 Taxes: $1,480.00
20251219-0101031

GENERAL WARRANTY DEED

FROM: SYNCED PROPERTIES LLC
Grantor

TO: CHERYL HARRIS, TRUSTEE,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map Parcel Numbers:
Cheryl Harris, Trustee O'Neil, Hagaman, LLC 3310 West End Avenue, Suite 400 Nashville, Tennessee, 37203	[New Owner]	024-00-0-180.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Thousand and No/100 Dollars ($400,000.00).

Affiant

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

SUBSCRIBED AND SWORN TO before me, this the 17 day of December, 2025.

Notary Public

My Commission Expires: 07-18-2028

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, SYNCED PROPERTIES LLC, a Tennessee limited liability company, does transfer and convey unto CHERYL HARRIS,

TRUSTEE FOR THE 8 TEN FARM TRUST ("Grantee"), her successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 1722 Campbell Road, Goodlettsville, Davidson County, Tennessee 37072.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whosoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Remainder of page intentionally left blank. Signature on following page]

Witness my hand this 17 day of December, 2025.

SYNCED PROPERTIES LLC

BY: _____
ANTHONY CROSS, SR

TITLE: MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, LISA Farris, a Notary Public of said County and State, personally appeared Anthony Cross, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of SYNCED PROPERTIES LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17 day of May, 2025.

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

Lisa Farris
Notary Public
My Commission Expires: 07-18-2028

EXHIBIT A

Property Description

The land is described as follows:

A tract of land in the 10th Civil District of 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 more or less.

Being the same property conveyed to SYNCED PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JENNIFER LYNN CROY, UNMARRIED, of record in Instrument No. 20250205-0008838, dated January 31, 2025, said Register's Office.

EXHIBIT B

Encumbrances

1. Davidson County Taxes for 2025 constitute a lien.

Certificate of Authenticity

I, Melissa Goelz, 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 12-17-2025.

Date

Affiant Signature

12-17-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of December, 2025.

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)