Karen Johnson Davidson County
Batch# 1360232 DEEDQC
12/19/2025 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251219-0101032

2

QUITCLAIM DEED

FROM:	Synced Properties LLC, Grantor	This instrument was prepared by: Jeffrey R. King Stites & Harbison, PLLC 401 Commerce Street, Suite 800 Nashville, Tennessee 37219
TO:	Cheryl Harris, Trustee, Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel
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 for this transfer is Ten and No/100 Dollars ($10.00).

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 ("Grantor"), does hereby quitclaim 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 located at 1722 Campbell Road in Goodlettsville, Davidson County, Tennessee.

This conveyance is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 11 day of December, 2025.

SYNCED PROPERTIES LLC, a Tennessee limited liability company

By: _____
Anthony Cross, Sr.

Title: MANAGER
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.

Lisa Farris
Notary Public

My Commission Expires: 07-18-2028

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

EXHIBIT A

Property Description

The following paragraph describes a tract of land in the 10th Civil District of Davidson County, Tennessee, said tract being that property, which was conveyed to Synced Properties, LLC, by Jennifer Lynn Croy, in a deed of record which is recorded in Instrument Number (I.N.) 20250205-0008838, Register's Office for Davidson County, Tennessee, (RODRCT).

Beginning at an iron pin (new), in the northerly margin of Campbell Road, the southeast corner of a tract of land which belongs to Robert Kevin Link, having a deed reference in Instrument Number 20241220-99245, RODCT, the southwest corner of this tract and continuing with the boundary of said tract of land which belongs to Robert Kevin Link, as follows:

N 07°54'27" E, 381.49 feet to an iron pin (new);

thence, N 10°14'59" W, 147.83 feet to an iron pin (old);

thence, N 84°26'52" E, 269.99 feet to an iron pin (new);

thence, N 72°34'13" E, 250.10 feet to an iron pin (old), in the southerly boundary of said tract of land which belongs to Robert Kevin Link, a corner of a tract of land which belongs to Cheryl Harris, Trustee, having a deed reference in Deed Book 10326, Page 449, RODCT;

thence with the boundary of said tract of land which belongs to Cheryl Harris, Trustee, as follows:

S 05°59'03" E, 519.77 feet to an iron pin (old);

thence, N 77°57'03" W, 489.06 feet to an iron pin (old);

thence, S 00°13'41" W, 241.84 feet to an iron pin (new), in the northerly margin of Campbell Road, the southwest corner of said tract of land which belongs to Cheryl Harris, Trustee;

thence with a curve to the left, having a radius of 651.80 feet, an arc distance of 113.31 feet, and a chord bearing and distance of N 73°24'24" W, 113.17 feet, to the point of beginning, containing **5.23 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated December 15, 2025.

The above described tract of land may be found on Tax Map 24, Parcel 180, in the Tax Assessor's Office for Davidson County, Tennessee.

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)