Name and Address of New Owner:
608-732 McCross LLC
601 Park Hill Drive
Nashville Tennessee 37205

Karen Johnson Davidson County
Batch# 1360358 DEEDQC
12/22/2025 07:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251222-0101192

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 052-16-0-116.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Synced Properties, LLC, a Tennessee Limited Liability Company,** "the Grantor," conveys and quitclaims unto **608-732 Mccross LLC, a Tennessee Limited Liablity Company**, "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revised Section Four "A", Marlin Meadows, of record in Plat Book 5190, Page 233, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Anthony S. Cross and wife, Margo J. Cross, by Warranty Deed from Lee Edward Coley of record in Instrument No. 20130617-0061396 Register's Office for Davidson County, Tennessee, dated June 4, 2013 and recorded on June 17, 2013. The said Margo J. Cross having died on or about January 20, 2017, leaving Anthony S. Cross as surviving tenant by the entirety.
>
> Being a portion of the same property conveyed to Synced Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Anthony Cross, A/K/A Scott Cross, A/K/A Anthony S. Cross, Sr., A/K/A Anthony Scott Cross, A/K/A Anthony S. Cross, A/K/A Anthony Cross, Sr., and wife Shaneka Cross, and Anthony Cross, Jr., of record in Instrument No. 20250124-0005689 Register's Office for Davidson County, Tennessee, dated June 17, 2024 and recorded on January 24, 2025.
>
> Being improved property known as 608 Peeler Trail, Nashville, Tennessee 37115.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3rd day of December, 2025.

_____(SEAL)
Anthony Cross, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2025, before me personally appeared Anthony Cross, 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 Sole Member of Synced Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Anthony Cross as such Sole Member of Synced Properties, LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 3rd 15 day of December, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary ~~Signature~~
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd 15 day of December, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary ~~Signature~~
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-15-25.

Affiant Signature 12-15-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

