Karen Johnson Davidson County
Batch# 1402527 DEEDWARR
04/07/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20260407-0027796

Name and Address of New Owner:
Synced Properties LLC
306 East Old Hickory Boulevard
Nashville, TN 37115

Send Tax Bills To:
Same as New Owner

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

Map & Parcel No: 043-13-0-089.00

WARRANTY 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, **Anthony Cross and Shaneka Cross, a married couple**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Synced Properties LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Block "C" of Forest Park Subdivision, at Madison, Tennessee, of record in Book 343, Page 44, R.O.D.C., TN; and being more particularly described according to a survey by J. Bruce Rainey, Surveyor No. 823, as follows:

Beginning at an iron pin set in the Southerly margin of Old Hickory Boulevard (30' from the centerline) being the Northwest corner of this tract and also being the Northeast corner of the Gary B. Harris property of record in Book 6255, Page 229, R.O.D.C., TN; thence with the margin of said Boulevard North 81 degrees 30 minutes 00 seconds East 50.00 feet to an iron pin set; thence South 07 degrees 16 minutes 30 seconds East 150.58 feet to a set iron pin; thence South 81 degrees 30 minutes 00 seconds West 51.00 feet to a set iron pin; thence North 06 degrees 53 minutes 35 seconds West 150.61 feet to the point of beginning, containing 0.17 acres, more or less.

Being the same property conveyed to Anthony Cross and Shaneka Cross, a married couple, by Warranty Deed from Cole Family Partners, LP, a Tennessee Limited Partnership, of record in Instrument No. 20210927-0129169 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on September 27, 2021.

Being improved property **306 East Old Hickory Boulevard, Nashville, TN 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 3rd day of April, 2026.

_____(SEAL)
Anthony Cross

_____(SEAL)
Shaneka Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Cross and Shaneka Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of April, 2026.

ASHLYNN HENGEMIHLE NOSMISS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 3rd day of April, 2026.

_____
Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-26-4507

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 4-3-26.

Affiant Signature

4-3-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 3 day of April, 2026.

Notary Signature

My Commission Expires: 5-9-26

