WARRANTY DEED

Karen Johnson Davidson County
Batch# 1408735 DEEDWARR
04/20/2026 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20260420-0032326

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1500 Medical Center Pkwy, Suite 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Fagerstrom	Same as New Owner	Parcel ID: 117 14 0L 001.00
(NAME)	(NAME)	
3819 Cross Creek Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Syndicate Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Fagerstrom, a single man**, hereinafter called the Grantees, 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 Unit No. A on the Plat of 3821 Cross Creek Road Homes, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 3821 Cross Creek Road Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230217-0011845, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to Samuel Lewis and Lauren Lewis, husband and wife from David Widmer and Brooke Widmer, husband and wife by Warranty Deed dated September 24, 2018 and recorded on September 25, 2018 in Instrument No. 20180925-0095075, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Syndicate Properties LLC, a Tennessee limited liability company from Samuel Lewis and Lauren Lewis, husband and wife by Warranty Deed dated July 16, 2025 and recorded on July 23, 2025 in Instrument No. 20250723-0058316, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3819 Cross Creek Rd., Nashville, TN 37215

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 our hands this 16th day of April, 2026

Syndicate Properties LLC a Tennessee Limited Liability Company

BY: _____

Caleb Spearing, Sole Member

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Caleb Spearing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Sole Member, and is authorized to execute the instrument on behalf of Syndicate Properties LLC a Tennessee Limited Liability Company, the within named barginor, and that as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Sole Member.

WITNESS my hand and official seal of office, this 16th day of April, 2026.

_____

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

Certificate of Authenticity

I, Lacey Chumley, 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

April 16, 2026.

Date

Lacey Chumley

Affiant Signature

April 20, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of April, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON