QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1432710 DEEDQC
06/11/2026 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260611-0053042

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May 2026.

Notary Public

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 BILL TO:	MAP-PARCEL NO(S).:
Syndicate Holdings Group, LLC, a Tennessee Limited Liability Company	Syndicate Holdings Group, LLC, a Tennessee Limited Liability Company	105 05 4W 001.00, and 105 05 4W 002.00
(Name) 17 N Lowry Street	17 N Lowry Street	
(Address) Smyrna, TN 37167	Smyrna, TN 37167	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Syndicate Properties, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantor(s), hereby quitclaim to **Syndicate Holdings Group, LLC, a Tennessee Limited Liability Company** his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

TRACT 1

Land situated in Davidson County, Tennessee, being Unit A as established by the Declaration of Covenants, Conditions and Restrictions and Bylaws for Homes at 1013 Summit Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240530-0040024, Register's Office of Davidson County, Tennessee, as affected by Amendment to Declaration of record in Instrument No. 20240911-0070152; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Amended Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Homes at 1013 Summit Avenue, a Horizontal Property Regime with Private Elements including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being part of the same property conveyed to Discover TN Realty LLC, a Tennessee Limited Liability Company from E. R. Buchi, Jr., a single man by Warranty Deed dated November 30, 2023 and recorded on December 4, 2023 in Instrument No. 20231204-0093262, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Syndicate Properties, LLC, a Tennessee Limited Liability Company from Discover TN Realty LLC, a Tennessee Limited Liability Company by Warranty Deed dated June 2, 2025 and recorded on June 3, 2025 in Instrument No. 20250603-0043459, Register's Office for Davidson County, Tennessee.

TRACT 2

Land situated in Davidson County, Tennessee, being Unit B as established by the Declaration of Covenants, Conditions and Restrictions and Bylaws for Homes at 1013 Summit Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240530-0040024, Register's Office of Davidson County, Tennessee, as affected by Amendment to Declaration of record in Instrument No. 20240911-0070152; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Amended Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Homes at 1013 Summit Avenue, a Horizontal Property Regime with Private Elements including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being part of the same property conveyed to Discover TN Realty LLC, a Tennessee Limited Liability Company from E. R. Buchi, Jr., a single man by Warranty Deed dated November 30, 2023 and recorded on December 4, 2023 in Instrument No. 20231204-0093262, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Syndicate Properties, LLC, a Tennessee Limited Liability Company from Discover TN Realty LLC, a Tennessee Limited Liability Company by Warranty Deed dated June 2, 2025 and recorded on June 3, 2025 in Instrument No. 20250603-0043459, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the 21 day of May 2026.

Syndicate Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Caleb Spearing, Sole Member

STATE OF TENNESSEE

COUNTY OF Davidson

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 corporation as Sole Member.

WITNESS my hand and official seal of office, this 21 day of May, 2026.

_____
Notary Public

My Commission Expires: 11-21-2027

(SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

May 21, 2026.

Date

Lacey Chumley

Affiant Signature

June 3, 2026

Date

State of Tennessee

County of Williamson

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

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON