Karen Johnson Davidson County
Batch# 1460003 DEEDWARR
08/17/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260817-0076482

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

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4811

Map & Parcel No: 071-03-0-062

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, **Evan McCulty, a married man**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Synced Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plat of John L. Gordon and Wife Subdivision, of record in Plat Book 843, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 60 feet on the East side of Dickerson Pike and runs back between lines, 201.95 feet on the North line and 200 feet on the South line, to the East margin of Lot No. 9 of said Subdivision, measuring 50 feet thereon.

Less and Except: Portion of property conveyed to Metropolitan Government of Nashville & Davidson County in Instrument No. 20050413-0041062, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Albransco, LLC, a Kentucky Limited Liability Company, by Warranty Deed from Deborah Rawls, Trustee of The Thomas Gustave Whitley and Clara Nadean Whitley Trust, of record in Instrument No. 20211129-0156951, Register's Office for Davidson County, Tennessee, dated November 12, 2021, and recorded on November 29, 2021.

Being the same property conveyed to Evan McCulty, a married person, by Warranty Deed from Albransco LLC, a Kentucky Limited Liability Company, of record in Instruemnt No. 20251219-0100885, Register's Office for Davidson County, Tennessee, dated December 17, 2025 and recorded December 19, 2025.

Being improved property known as **2525 Dickerson Pike, Nashville, Tennessee 37207.**

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute

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

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.

Grantor covenant that he is lawfully seized and possessed of said real estate, has 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, Grantor has caused this Warranty Deed to be executed on the 13th day of August, 2026.

_____(SEAL)
Evan McCulty

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 Evan McCulty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE 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 $400,000.00, 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 13th day of August, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

_____
Notary Public
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 8/13/26.

Affiant Signature

8/13/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

