REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch # 1462701 DEEDQC
08/21/2026 11:53:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260821-0078091

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 19th DAY OF August, 2026.

NOTARY PUBLIC
COMMISSION EXPIRES: 11/5/2029

SEAL
TESA JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Foundation Law Group, LLC
R. W. Hardison, Esq.
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Syndicate Holdings Group, LLC
2704 Eugenia Ave
Ste 102
Nashville, TN 37211

NEW OWNER:
Syndicate Holdings Group, LLC
and Victoria Roeske
2704 Eugenia Ave
Ste 102
Nashville, TN 37211

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

This indenture is made and entered into this 19th day of August, 2026 ("EFFECTIVE DATE") between SYNDICATE HOLDINGS GROUP, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and VICTORIA ROESKE (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, **a one percent (1.00%) interest as tenant in common** in and to Grantor's right, title and interests with Grantor retaining the remaining **ninety-nine percent (99.00%)** right, title and interests, in and to the following described tract or parcel of real property:

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 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.

Further being part of the same property conveyed to Syndicate Holdings Group, LLC, a Tennessee Limited Liability Company, from Syndicate Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated May 21, 2026 and recorded on June 11, 2026 in Instrument No. 20260611-0053042, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 105 05 4W 002.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1013 Summit Avenue, Unit B, Nashville, TN 37203.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

[SIGNATURE ON FOLLOWING PAGE]

In Witness Whereof, Grantor has set its hand(s) the 19th day of August, 2026.

Syndicate Holdings Group, LLC,
a Tennessee Limited Liability Company

BY: _____
Caleb Spearing, Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Caleb Spearing, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Sole Member of Syndicate Holdings Group, LLC, a Tennessee Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 19th day of August, 2026.

SEAL

TESA JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 11/5/2029