REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch # 1470184 DEEDQC
09/08/2026 02:14:33 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20260908-0083243

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 8th DAY OF September, 2026.

NOTARY PUBLIC
COMMISSION EXPIRES: 11/5/2029

TESSA JAMES NOTARY PUBLIC STATE OF TENNESSEE 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:
Victoria Celeste Roeske
2704 Eugenia Ave
Unit 102
Nashville, Tn 37211

NEW OWNER:
Victoria Celeste Roeske
2704 Eugenia Ave
Unit 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 8th day of September, 2026 ("EFFECTIVE DATE") between SYNDICATE PROPERTIES, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and VICTORIA CELESTE 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, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land situated in Davidson County, Tennessee, being Units A and 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 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.

TAX PARCEL # 105 05 4W 001.00CO (Unit A)
TAX PARCEL # 105 05 4W 002.00CO (Unit B)

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1013 A & B Summit Avenue, 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.

Said conveyance is subject to Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement from Syndicate Properties LLC, a Tennessee limited liability company, for the benefit of Archwest Lending LLC, securing a loan in the principal sum of $1,680,127.00, dated as of June 2, 2025 and filed of record on June 3, 2025 in the Register's Office for Davidson County, Tennessee, including but not limited to any consequence, loss or damage arising from the failure to obtain consent from said lender to the sale of the subject property and the exercise of any "due on sale" clause or prohibition on transfer, assumption or subordinate financing.

[SIGNATURES ON FOLLOWING PAGES]

In Witness Whereof, Grantor has set its hand(s) the 9th day of September, 2026.

SYNDICATE PROPERTIES LLC,
a Tennessee Limited Liability Company

BY: _____
Caleb Spearing, Member

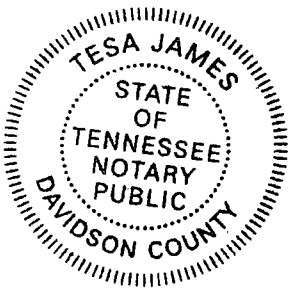
BY: _____
Victoria Roeske, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caleb Spearing and Victoria Roeske, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members, and are authorized to execute the instrument on behalf of SYNDICATE PROPERTIES LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as the Members.

Witness my hand and official seal, this the 9th day of September, 2026.

_____
Notary Public
My Commission Expires: 11/5/2029
(SEAL)



In Witness Whereof, Grantee has set its hand(s) the 8th day of September, 2026.

VICTORIA ROESKE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared VICTORIA ROESKE, 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 that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 8th day of September, 2026.

SEAL

Notary Public
My Commission Expires: 11/5/2029
(SEAL)

TESA JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY