PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1248926
03/21/2025 09 55 45 AM
Fees $18 00 Taxes $1,480 00

Davidson County
DEEDWARR
3 pgs

20250321-0021083

Christy Wilkins Ivey

Margaret H Taylor

Ivey Title, LLC Ref: (DW) Title No.. 63862
Dav. Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Memo's Holdings, LLC, a Tennessee limited liability company 176 Blackpool Drive Antioch, TN 37013	Homexpress Mortgage Corp. 1936 East Deere Ave., Ste. 200 Santa Ana, CA 92705

TAX MAP PARCEL NUMBERS: 147070X00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Flor de Flora Maxwell, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Memo's Holdings, LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit 4 aka Unit A, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Flor de Flora Maxwell, of record in Instrument No. 20210914-0123229, corrected by Scrivener's Affidavit of record in Instrument No. 20210923-0128080, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pillars Development, LLC, a Tennessee limited liability company, by Warranty Deed from Joe Trigueros and Mary Trigueros, husband and wife, dated August 7, 2017 and recorded on August 9, 2017, of record in Instrument No. 20170809-0081396, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Flor de Flora Maxwell, LLC, dated February 11, 2021, recorded February 22, 2021, of record in Instrument No 20210222-0021004, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210914-0123229, corrected by Scrivener's Affidavit of record in Instrument No. 20210923-0128080, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210914-0123229, corrected by Scrivener's Affidavit of record in Instrument No. 20210923-0128080, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Permanent Easement for ingress and egress of record in Instrument No 20050322-0031134, said Register's Office. Agreement of Dedication of Public Right of Way of record in Instrument No. 20211124-0156275, said Register's Office. Easement Agreement of record in Instrument No. 20050121-0008156, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20201216-0148674, said Register's Office.

This is improved property, known as 325 A Flora Maxwell Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of March, 2025.

Flor de Flora Maxwell, LLC, a Tennessee limited liability company

By: _____
Edward Henley, III, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Edward Henley, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Sole Member** (or other officer authorized to execute this instrument) of **Flor de Flora Maxwell, LLC, a Tennessee limited liability company**, the within named bargainor, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 19th day of March, 2025

My Commission Expires. CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2025

_____
Notary

State of Tennessee

County of ~~Davidson~~ Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $400,000.00

Affiant

Sworn and subscribed before me this 14th day of March, 2025.

Notary

My Commission Expires. 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY