This instrument prepared by:
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Karen Johnson Davidson County
Batch# 1307368 DEEDWARR
08/11/2025 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20250811-0063761

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Edous, LLC, an Illinois limited liability company	Joseph Edous, LLC, an Illinois limited liability company	106-02-0-053.00
619 West Jefferson Street	619 West Jefferson Street	
Rockford, IL 61103	Rockford, IL 61103	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, American Wholesale Florists of Nashville, Inc., a Tennessee corporation have this day bargained and sold, and does hereby transfer and convey unto the said Joseph Edous, LLC, an Illinois limited liability company, ("Grantee") all of its rights, title, and interest to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Elm Hill Business Center Subdivision, Section Seventeen of record in Plat Book 6050, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to American Wholesale Florists of Nashville, Inc. by Quitclaim deed from Robert Handler, not personally but solely in his capacity as Trustee-Assignee of The Roy Houff Creditors Trust of record in Instrument No. 20190813-0080456, Register's Office for Davidson County, Tennessee, dated August 9, 2019 and recorded on August 13, 2019.

STATE OF ILLINOIS
COUNTY OF WINNEBAGO *The actual consideration or value whichever is greater, for this transfer is $ 1,600,000.00*

Affiant _____

Subscribed and sworn to before me this the 1 *day of* August *2025*

Notary Public _____

My commission expires _____ *(Notary Seal)*

"OFFICIAL SEAL"
ROBIN RENE DIKKERS
NOTARY PUBLIC STATE OF ILLINOIS
My Commission [illegible] 12-01-2026

This is improved property, known as 925 Twin Elms Court, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, subject to any and all

easements,covenants and restrictions of record, and real estate taxes for 2024 and subsequent years.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 1st *day of* August, *2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

American Wholesale Florists of
Nashville, Inc., a Tennessee corporation

William D. LaFever, its President

STATE OF ILLINOIS)
)ss
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that William D. LaFever, as President of American Wholesale Florists of Nashville, Inc., a Tennessee corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 1st *day of* August, *2025.*

OFFICIAL SEAL
AMBER Y SCHULTZ
Notary Public, State of Illinois
Commission No. 990007
My Commission Expires
April 29, 2028

Tennessee Certification of Electronic Document

I, Will Rogers, do hereby make oath that I am a licensed attorney and/or 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 July 31, 2025 (date of document).

Affiant Signature

July 31, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of July, 2025.

Notary's Signature

My Commission Expires: 11/8/27

