THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952127**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1326217 DEEDWARR
09/24/2025 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250924-0076136

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Rachel Perez and Alejandro Perez 500 Merritt Avenue #306 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 07 2T 304.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tatum Flynn and Andrew Quinn, tenants in common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Rachel Perez, a married woman, and Alejandro Perez, a married man, as tenants in common with right of survivorship,**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being UNIT 306, on the Plan of MASLOW, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221104-0119258 as amended in First Amendment of record at Instrument No. 20231208-0094829, Second Amendment of record in Instrument No. 20240417-0027346, and Third Amendment of record in Instrument No. 20240514-0035687, 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 Tatum Flynn, and Andrew Quinn, as Tenants In Common, by Special Warranty Deed from Pillow, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20240801-0058362, in the Register's Office of Davidson County, Tennessee, dated July 30, 2024 and recorded on August 01, 2024.

Said property has never been the marital residence of Grantors and is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of a portion of Block "F" on the plan of Merritt Hagan Land in South Nashville, as recorded in Plat Book 5210, Page 19 (Plat Minute Book N, Page 241).

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing MASLOW Condominium of record in Instrument No. 20221104-0119258, as amended in Instrument Nos. 20231208-0094829, 20240417-0027346 and 20240514-0035687; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20151208-0123507 and 20221117-0122440.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4030, Page 882.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument Nos. 20221228-0132842 and 20221228-0132843.

This is improved property located at 500 Merritt Avenue #306 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 19th day of September, 2025.

Tatum Flynn

Andrew Quinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tatum Flynn and Andrew Quinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2025.

Notary Public

My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 19, 2025.

J. Carlton Drumwright

September 19, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 19, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY