WARRANTY DEED

Karen Johnson
Batch # 1340250
10/30/2025 10 59 32 AM
Fees $13 00 Taxes $1,406 00

20251030-0086450

Davidson County
DEEDWARR
2 pgs

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Memo's Holdings LLC	Caliver Beach Mortgage, LLC	147-7-X-3 00
(NAME)	(NAME)	
176 Blackpool Drive	500 Redland Ct, Suite 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owings Mills, MD 21117	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20251419

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Flor De Flora Maxwell, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Memo's Holdings LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 5th Civil District of Davidson County, Tennessee, and described as follows:

Being Unit No 3, aka Unit B, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Flor de Flora Maxwell, of record in Inst. No. 20210914-0123229, corrected by Scrivener's Affidavit of record in Inst. No 20210923-0128080, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING a portion of the same property conveyed to Flor de Flora Maxwell, LLC by Quitclaim Deed from Pillars Development, LLC, a Tennessee limited liability company, dated 02/11/2021 and filed of record in Inst. No. 20210222-0021004, Register's Office for Davidson County, Tennessee

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Flor de Flora Maxwell and filed of record in Instrument No 20210914-0123229 and corrected in Instrument No. 20210923-0128080, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Rights of others in and to party walls

Also subject to:

Easement for ingress-egress appearing of record in Instrument No. 20050322-0031134, Register's Office for said County.

Right-of-way easement appearing of record in Instrument Nos 20211124-0156275 and 20050121-0008156, Register's Office for said County.

Restriction of stormwater facilities and systems appearing of record in Instrument No. 20201216-0148674, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 325 Flora Maxwell Road, Unit B, Nashville, TN 37211
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of October, 2025

Flor De Flora Maxwell, LLC

BY: Edward Henley III

Edward Henley, III
Sole Member

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 himself to be Sole Member (or other officer authorized to execute the instrument) of Flor de Flora Maxwell, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer)

Witness my hand, at office, this 28th of October, 2025

Notary Public
My Commission Expires 4/26/26

