Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1417339 DEEDWARR
05/07/2026 10:07:22 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20260507-0041159

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this 5 **day of** May **, 2026.**

Lexi Dickerman
Notary Public
My commission expires: 11/5/2029

LEXI DICKERMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Michael Ulrich and Alexandra Francis Kersey	New Owner	061 07 0 209.00
996 Maplewood Place Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Life Flow Investments, LLC, a South Carolina limited liability company,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ryan Michael Ulrich and Alexandra Francis Kersey,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit: * husband and wife

Land in Davidson County, Tennessee, being part of Lot No. 69 on the Plan of I. C. MCMAHAN'S SUBDIVISION OF THE MAPLEWOOD LANDS, of record in Plat Book 547, Page 78, Register's Office for said County, and more particularly shown on survey thereof made December 3, 1955 by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at an iron pin on the Southerly margin of Maplewood Road, said point being 88 feet Westerly of the Westerly margin of Richland Street; thence in a Westerly direction the margin of Maplewood Road, 62 feet to an iron pin; thence in a Southerly direction, 175.5 feet to an iron pin; thence in an Easterly direction and parallel with Maplewood Road, 62 feet to an iron pin; thence in a Northerly direction, 174.3 feet to the point of beginning.

Being the same property conveyed to Life Flow Investments, LLC, a South Carolina Limited Liability Company, by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20260109-0002120, in the Register's Office of Davidson County, Tennessee, dated December 30, 2025, and recorded on January 09, 2026.

This property is improved property known as 996 Maplewood Place, Nashville, TN 37216.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 my hand this 1st day of May, 2026.

Life Flow Investments, LLC,
a South Carolina Limited Liability Company

By: _____ Member
John Das, Member

Acknowledgment

STATE OF SOUTH CAROLINA
COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Das, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as Member of Life Flow Investments, LLC, and that he is duly authorized to execute the same on behalf of Life Flow Investments, LLC for the purposes therein contained

Witness my hand and seal this 1st day of May, 2026.

_____
Notary Public
Commission expiration date: 03/12/2030
(Affix Seal)

KENDALL REW
Notary Public-State of South Carolina
My Commission Expires
March 12, 2030