WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

DM-BR-25-3108B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson
Batch # 1429512
06/08/2026 02:10:29 PM
Fees: $13.00 Taxes: $2,201.50
Davidson County
DEEDWARR
2 pgs
20260608-0051561

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tobias Flowers and Jennifer Flowers	**Optimum First Inc.**	
(NAME)	(NAME)	
3108B Curtis Street	**7755 Center Avenue**	**070-09-0R-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Huntington Beach, CA 92647**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHLEE FIORINI, AN UNMARRIED PERSON, AND MARK FIORINI, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOBIAS FLOWERS AND JENNIFER FLOWERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Unit No. B, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3108 Curtis Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201222-0152066, and further being shown on Plat attached thereto as Exhibit "B", 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 Ashlee Fiorini, an unmarried person and Mark Fiorini, a married person, as tenants in common with right of survivorship by Quitclaim Deed from Ashlee Fiorini, an unmarried person, Mark Fiorini, a married person and Michael Ellis, an unmarried person of record in Instrument No. 20230706-0051788 Register's Office for Davidson County, Tennessee, dated June 27, 2023 and recorded on July 06, 2023.

The said property was never the marital residence for Mark Fiorini and his/her current spouse.

Being the same property conveyed to Ashlee Fiorini and Mark Fiorini and Michael Ellis, all as joint tenants by Warranty Deed from Greg Farricielli, a single man of record in Instrument No. 20211223-0170066 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 23, 2021.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 39, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201222-0152066, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3108B Curtis Street, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 4th DAY OF JUNE, 2026.

Ashlee Fiorini

Ashlee Fiorini

Mark Fiorini

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEE FIORINI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th of June, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK FIORINI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of June, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 06/04/26.

Affiant Signature June 4, 2026

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 4th day of June, 2026.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028