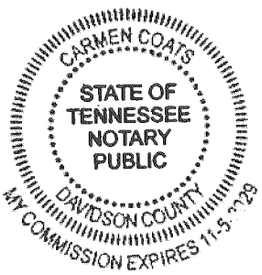
Karen Johnson Davidson County
Batch# 1456492 DEEDWARR
08/07/2026 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260807-0072919

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Amanda Lilley
Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Floral Design Partners LLC	New Owner(s)	103-03-0-069.00
112 Bristol Drive		
Woodbury, NY 11797		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **OLIVIA O'LEARY HOBBS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FLORAL DESIGN PARTNERS LLC, A NEW YORK LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 540 feet of the Northerly 160 feet of Blocks 23 and 24 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee, and being further described as follows, to-wit:

Being described according to survey made by S. R. Sanford, Jr., Surveyor, dated June 29, 1946; and a survey made by John Kohl III, dated March 3, 1987; Said part of Blocks 23 and 24 fronts 50 feet on the Southerly side of Idaho Avenue (formerly 5th ave) and runs back between parallel lines (parallel with and 490 feet West of the Westerly margin of 51st avenue) North 160 feet to a dead line.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee Limited Liability Company by Warranty Deed from Carey Lane Kotsioinis, unmarried of record in Instrument No. 20211201-0158391 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on December 01, 2021.

Being the same property conveyed to Olivia O'Leary Hobbs, a single woman by Warranty Deed from Southern Spaces, LLC, a Tennessee Limited Liability Company of record in

Instrument No. 20250804-0061294 Register's Office for Davidson County, Tennessee, dated August 01, 2025 and recorded on August 04, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 5205 Idaho Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2026.

Olivia O'Leary Hobbs

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Olivia O'Leary Hobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2026.

Notary Public

My Commission Expires: 11/24/28

HALLE ROBINSON
Notary Public - State of Florida
Commission # HH 615857
My Comm. Expires Nov 24, 2028
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 7-30-26

Affiant Signature

5th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202608070072919