WARRANTY DEED

Karen Johnson Davidson County
Batch# 687958 DEEDWARR
07/30/2021 02:34:17 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20210730-0102965

JM-VRES-21-203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FCLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Avery J. Steed	**LoanDepot.com, LLC**	
(NAME) **203 Raymond Street**	(NAME) **26642 Towne Centre Drive**	**133-02-0-240.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Foothill Ranch, CA 92610**	
(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, **OPTIMA HOME SOLUTIONS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AVERY J. STEED, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being the Westerly 40 feet of Lot No. 203 and the Easterly 6 feet 2 inches of Lot No. 205 on the Map of Sunrise Heights Addition, of record in Book 421, Page 2, Register's Office for Said County.

Said part of said lots adjoin and front together 46 feet 2 inches on the North side of Raymond Street and runs back between parallel lines, along a fence, 150 feet to an alley.

Being the same property conveyed to Optima Home Solutions, LLC by Warranty deed from Music City Holdings LLC of record in Instrument No. 20200915-0105350 Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded on September 15, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee.
- Easement to the State of Tennessee of record in Book 1973, Page 275, in the Register's Office for Davidson County, Tennessee.
- Easement to the State of Tennessee of record in Book 2021, Page 411, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Raymond Street, Nashville, Tennessee 37211**.

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 29th DAY OF JULY, 2021.

Optima Home Solutions, LLC

BY:_____
George Stevens
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE STEVENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of OPTIMA HOME SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/25/2025
DAVIDSON COUNTY

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