WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-2214

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed & sworn to before me, this 20th day of May, 2022

Notary Public

My Commission Expires: 10/26/25

Property Address: 528 Veritas Street, Nashville, TN 37211 Map/Parcel Number: 133 05 0 006.00	Name & Address of New Owner Optima Home Solutions LLC 1351 Cut Off Road Murfreesboro, TN 37129	Send Tax Bills To: Optima Home Solutions LLC 1351 Cut Off Road Murfreesboro, TN 37129

Effective as of 20TH day of May, 2022, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Financial LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Optima Home Solutions LLC, a Nevada Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 363 on the plan of Sunrise Heights of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Music City Financial LLC, a Texas Limited Liability Company, by Warranty Deed from Rebecca Collins, a single person**, of record in Instrument No. 202206010063169, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 865588 DEEDWARR
06/01/2022 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220601-0063170

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson County, Tennessee; and 2022 Davidson County, and 2022 City of Nashville, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 20th day of May 2022

GRANTOR:

Music City Financial LLC, a Texas Limited Liability Company

By: N. Viddal

Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, KRISTEN GEVINSKI of the state and county mentioned, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Music City Financial LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in BRENTWOOD, this 20th day of MAY, 2022.

Kristen Gevinski

Notary Signature

Printed Name: KRISTEN GEVINSKI

My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Certificate of Authenticity

I, Katelynn King, 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 5/23/2022.

Date

Katelynn King

Affiant Signature

5/23/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 23rd day of May, 2022.

Notary's Signature

My Commission Expires: May 18, 2025

Date

Notary's Seal (if on paper)

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2025