Karen Johnson Davidson County
Batch# 904323 DEEDWARR
08/17/2022 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,106.30
20220817-0093058

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $299,000.00
KRISTIAN BOOTH TENNESSEE NOTARY PUBLIC My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	Affiant Subscribed and sworn to before me, this 11th day of August, 2022. Notary Public My Commission Expires: 9-2-24

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Optimum Real Estate Holdings, LLC 30 N Gould St Ste R Sheridan, WY 82801	New Owner	Tax Parcel ID No. 071-08-0-340.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUANITA BENNETT, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **OPTIMUM REAL ESTATE HOLDINGS, LLC, A WYOMING LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Rawls Homes Corporation Subdivision, of record in Book 1130, Page 33, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the Southerly side of Trinity Lane and runs back between parallel lines 184 feet to a dead line.

Being the same property conveyed to James H. Bennett and wife, Juanita Bennett by Warranty Deed from Charles Barry Cooper of record in Book 6435, Page 762, Register's Office for Davidson County, Tennessee, dated November 27, 1984 and recorded on November 29, 1984.

The said James H. Bennett is now deceased, vesting Juanita Bennett as surviving tenant.

This is unimproved property commonly known as: **522 E Trinity Lane, Nashville TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

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

[Signatures on Following Page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of Aug, 2022.

Juanita Bennett
JUANITA BENNETT

STATE OF NC)
COUNTY OF Forsyth)

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

Witness my hand and official seal at office this 10 day of Aug 2022.

JOYCE LEAK
Notary Public, North Carolina
Forsyth County
My Commission Expires
December 03, 2025

Joyce Leak
Notary Public
My Commission Expires: 12/3/2025

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 August 16, 2022 (date of document).

Affiant Signature

August 16, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16 day of August, 2022.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025