WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-28-2025

LR-SELL-23-1027

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 998249 **DEEDWARR**
05/01/2023 12 59 48 PM 3 pgs
Fees. $18 00 Taxes $795 50

20230501-0032053

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Optima Home Solutions, LLC	**New Owner**	
(NAME)	(NAME)	**050-03-0B-037.00**
1351 Cutoff Road		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(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, **LESLIE KEVIN JONES, A SINGLE MAN AND DON D. DANIELS, JR., SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OPTIMA HOME SOLUTIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY,** 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 situated in Davidson County, Tennessee

Being Lot No 37, on the Plan of Mulberry Downs, Phase I, a Planned Unit Development, of record in Plat Book 6900, Page 540, as amended in Book 7900, Pages 84-88, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to Alexandra Cambridge-Daniels by Warranty Deed from Lionel Smith, of record in Book 9720, page 109, dated 06/30/1995 and recorded 07/03/1995 in the Register's Office of Davidson County, Tennessee

The said Alexandria Cambridge-Daniels aka Alexandria C Jones died intestate on August 22, 2021 Her interest in the property vested in Leslie Jones and Don Daniels Jr , as evidenced by Affidavits of Heirship of record in Instrument Number 20220201-0011558, 20230501-0032050, and 20230501-0032051 in the Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subdivision restrictions, building lines and easements of record in Plat Book 6900, Page 940, Plat Book 7900, Page 84, in the Register's Office of Davidson County, Tennessee
- Restrictions of record in Book 8053, Page 316 and amendment to By Laws in Book 9892, Page 939, in the Register's Office for Davidson County, Tennessee
- Charter of Mulberry Downs Homeowners Association of record at Instrument No Book 8164, Page 37, in the aforesaid Register's Office
- Common Open Space of record at Book 8175, Page 137, in the aforesaid Register's Office
- Easement for Water mains and appurtenances of record in Book 8059, Page 371 in the aforesaid Register's Office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1027 Mulberry Way, Nashville, Tennessee 37207-6015**

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 20th DAY OF APRIL, 2023

Leslie Kevin Jones

Don D. Daniels, Jr
By. Don D Daniels, Sr , Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE KEVIN JONES, 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 20th of April, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DON D. DANIELS, SR , 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, and who has further acknowledged that he is the Attorney in Fact for DON D. DANIELS, JR, and is authorized by DON D. DANIELS, JR to execute this instrument on his behalf Pursuant to Power of Attorney of Record in Instrument No _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 20th of April, 2023

Notary Public
My Commission Expires _____
(SEAL)

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

Witness my/our hand(s) this the 20th DAY OF APRIL, 2023

Leslie Kevin Jones
Don D. Daniels, Jr.
By: Don D. Daniels, Sr., Attorney In Fact
Don D Daniels, Jr
By. Don D. Daniels, Sr , Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE KEVIN JONES, 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 20th of April, 2023

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DON D. DANIELS, SR., 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, and who has further acknowledged that he is the Attorney in Fact for DON D. DANIELS, JR, and is authorized by DON D DANIELS, JR to execute this instrument on his behalf Pursuant to Power of Attorney of Record in Instrument No. _____, Register's Office for Davidson County, Tennessee

Witness my hand and official seal, this the 20th of April, 2023.

Notary Public
My Commission Expires _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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