WARRANTY DEED

Karen Johnson Davidson County
Batch# 1019999 DEEDWARR
06/28/2023 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,685.55
20230628-0049242

G-BP-23-528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,824.99.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hilary Blair and Zackary W. Blair **Wayne R. Blair**	New Owner	
(NAME)	(NAME)	**133-05-0-006.00**
528 Veritas St	P.O Box 40853	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37204	
(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, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HILARY BLAIR, AN UNMARRIED WOMAN, AND ZACKARY W. BLAIR, AN UNMARRIED MAN AND WAYNE R. BLAIR, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 Lot No. 363 on the Plan of Sunrise Heights of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Parish, an unmarried person by Warranty deed from Carl E. Porter, Jr. and wife, Jessica Lynn Porter of record in Instrument No. 20081002-0100500 Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 2, 2008.

Said Robert Parish died on December 14, 2021, survived by Rebecca Michelle Collins. Affidavit of Heirship of record in Instrument No. 20220414-0043477, said register's office- Affiant is Jacob Flynn Huffman and Kerri Attkisson-Felts.

Being the same property conveyed to Music City Financial LLC, a Texas limited liability company by Warranty deed from Rebecca Collins of record in Instrument No. 20220601-0063169 Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on June 1, 2022.

Being the same property conveyed to Optima Home Solutions LLC, a Nevada limited liability company by Warranty deed from Music City Financial LLC, a Texas limited liability company of record in Instrument No. 20220601-0063170 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on June 1, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 46, 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: **528 Veritas St, 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 15th DAY OF JUNE, 2023.

Optima Home Solutions, LLC

BY: _____
George Stevens, IV
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE STEVENS, IV, 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 MEMBER of OPTIMA HOME SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of June, 2023.

_____
Notary Public
My Commission Expires: 1/8/24
(SEAL)



Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie G. Hayes, 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 6/15/2023.

Date

Affiant Signature

6/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of June, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)