Karen Johnson Davidson County
Batch# 1081772 DEEDWARR
12/14/2023 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20231214-0096510

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-23-4607

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00

Affiant

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11 day of December, 2023

Notary Public

Commission Expires: 06/28/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Wesley Smiley 1125 Hitt Lane Goodlettsville, TN 37072	New Owner	050-03-0B-037.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Optima Home Solutions, LLC, a Nevada Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Wesley Smiley, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 Final Plat, Mulberry Downs, Phase I, a Planned Unit Development, of record in Plat Book 6900, Page 540, as amended in Book 7900, Pages 84 through 88, inclusive, 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 June 30, 1995 and recorded July 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 No. 20220201-0011558, Instrument No. 20230501-0032050 and Instrument No. 20230501-0032051, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Optima Home Solutions, LLC, a Nevada Limited Liability Company by Warranty Deed from Leslie Kevin Jones, a single man and Don D. Daniels, Jr., single of record in Instrument No. 20230501-0032053 Register's Office for Davidson County, Tennessee, dated April 20, 2023 and recorded on May 01, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 1027 Mulberry Way, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 11th day of December, 2023.
Optima Home Solutions, LLC, a Nevada Limited Liability Company

By: _____
George Stevens, Managing Member

STATE OF TENNESSEE COUNTY OF WILSON

Before me, the undersigned notary publice of the state and county mentioned, personally appeared George Stevens, Managing Member of Optima Home Solutions, LLC, 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 Managing Member of Optima Home Solutions, LLC, the within named bargainor, a Limited Liability Company, and that such George Stevens, Managing Member of Optima Home Solutions, LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Mt Juliet, TN this 11th day of December, 2023.

_____
Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 12/11/2023.

Affiant Signature – Joshua A. Terry

12/14/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/14/2023

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27