Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 232532 DEEDWARR
05/21/2019 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20190521-0047807

WARRANTY DEED

Effective as of **May** 20, **2019,** 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, **GHANYA HARON and husband, NABIL SALIB,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SUNFIRE 3, LLC,** 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:

Lot 19, BAYVIEW ESTATES, PHASE ONE, FIRST REVISION (A PLANNED UNIT DEVELOPMENT), as shown on plat of record in Plat Book 9700, Page 920, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument Number 20141006-0092258, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 9700, Page 920 and Plat Book 9700, Page 797; Declaration of Covenants, Conditions and Restrictions recorded in Book 10323, Page 55, Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, Book 11271, Page 163 and Instrument Numbers 20020104-0001403 and 20190201-0009807; Charter recorded in Instrument Number 20040209-0015578; and Agreement in Book 10339, Page 298, all in the Register's Office of Davidson County, Tennessee; and 2019 Davidson County, 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 in Davidson County, State of TN on this 17th day of May, 2019.

GRANTORS:

Ghanya Haron
GHANYA HARON

Nabil Salib
NABIL SALIB

STATE OF TN
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared GHANYA HARON and NABIL SALIB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 17th day of May, 2019.

Tania B
Notary Public

TANIA BURGOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
03/03/2020

New Owner Name and Address to: SUNFIRE 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 336 Kottas Place Nashville, TN 37217 Mail tax bills to: SUNFIRE 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 136-05-0a-019.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $255,000.00 Ghanya Haron AFFIANT Subscribed and sworn to before me this 17th day of May, 2019. Tania B NOTARY PUBLIC Commission expires: 03/03/2020 TANIA BURGOS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Susan P. Davis, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

