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# 283995 DEEDWARR
09/11/2019 11:07:30 AM 10 pgs
Fees: $53.00 Taxes: $925.00
20190911-0091884

WARRANTY DEED

Effective as of **September** 6th, **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, **ATAL SAKWALL, EMAL SAKWALL, ZOHRA SAKWALL and ZOHAL SAKWALL,** 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Final Plat of GREENWOOD SUBDIVISION, PHASE TWO, of record in Instrument Number 20020116-0006350, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description of said property.

This real property being all or part of the property conveyed to Torpokai Sakwall, Deceased, by deed of record in Instrument Number 20040528-0062853, in the Register's Office of Davidson County, Tennessee. Grantors herein are the sole heirs of the said Torpokai Sakwall, as evidenced by Affidavits of Heirship being recorded simultaneously herewith.
201909110091882 201909110091883

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREENWOOD SUBDIVISION, as recorded in Instrument Number 20020116-0006350; Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Numbers 20000922-0094258; 20010711-0073943; 20011023-0115676 and 20020313-0031767, 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 San Diego County, State of California on this 3rd day of September, 2019.

Notarization Act of California State is attached

GRANTORS:

ATAL SAKWALL

EMAL SAKWALL

ZOHRA SAKWALL

ZOHAL SAKWALL

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared ATAL SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 _____ day of _____, 2019.

IMAD ABOLHOSN
NOTARY PUBLIC
SAN DIEGO, CA

Notary Public

My Commission Expires:

05/24/2021

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared EMAL SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 _____ day of _____, 2019.

Notary Public

My Commission Expires:

_____

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN DIEGO)

On SEPTEMBER 03, 2019 (Date) before me, IMAD ABOLHOSN, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared ATAL SAKWALL (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

IMAD ABOLHOSN
COMM. #2194283
Notary Public - California
San Diego County
My Comm. Expires May 24, 2021

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED Document Date: 09/03/2019
Number of Pages: 02 Signer(s) Other Than Named Above: _____

REF.: LAND IN DAVIDSON COUNTY, TN / LOT NO. 23 ON THE FINAL PLAT OF GREENWOOD SUB-DIVISION

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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WITNESS the Grantor's hand in Rutherford County, State of TN on this 30th day of August, 2019.

GRANTORS:

ATAL SAKWALL

EMAL SAKWALL

ZOHRA SAKWALL

ZOHAL SAKWALL

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared ATAL SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 30 day of August, 2019.

Notary Public

My Commission Expires:

2-27-21

STATE OF Tennessee
COUNTY OF Rutherford

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared EMAL SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 30 day of August, 2019.

Notary Public

My Commission Expires:

2-27-21

CINDY SAULSBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WITNESS the Grantor's hand in New York County, State of New York on this 4 day of September, 2019.

GRANTORS:

ATAL SAKWALL

EMAL SAKWALL

Zohra Sakwall

ZOHRA SAKWALL

ZOHAL SAKWALL

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared ATAL SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 _____ day of _____, 2019.

_____
Notary Public

My Commission Expires:

_____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared EMAL SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 _____ day of _____, 2019.

_____
Notary Public

My Commission Expires:

_____

STATE OF New York
COUNTY OF New York

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared ZOHRA SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 4th day of September, 2019.

Notary Public

My Commission Expires:

10/19/19

JOANN FAZIO ARONOFF
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FA6331965
Qualified in Richmond County
My Commission Expires October 19, 2019

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared ZOHRA SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 _____ day of _____, 2019.

Notary Public

My Commission Expires:

_____

WITNESS the Grantor's hand in _____County, State of _____ on this _____ day of _____, 2019.

GRANTORS:

_____ ATAL SAKWALL

_____ EMAL SAKWALL

_____ ZOHRA SAKWALL

Zohal Sakwall
ZOHAL SAKWALL

STATE OF Tennessee
COUNTY OF Rutherford

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared ATAL SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 1st day of Sept, 2019.

Cindy Saulsberry
Notary Public

My Commission Expires:

2-27-21

CINDY SAULSBERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared EMAL SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 1st day of Sept, 2019.

Cindy Saulsberry
Notary Public

My Commission Expires:

2-27-21

CINDY SAULSBERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared ZOHRA SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 1st day of Sept, 2019.

Notary Public

My Commission Expires:

2-21-21

CINDY SAULSBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared ZOHAL SAKWALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 1st day of Sept, 2019.

Notary Public

My Commission Expires:

2-21-21

CINDY SAULSBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

New Owner Name and Address to: SUNFIRE 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2304 Green Trails Ct. Antioch, TN 37013 Mail tax bills to: SUNFIRE 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 162-13-OA-023.00	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 $250,000.00. AFFIANT Subscribed and sworn to before me this 6th day of September, 2019. NOTARY PUBLIC Commission expires: 2/28/23

R. ALAN ALSOBROOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-28-23

I, Stevie Friesth, 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, Stevie Friesth, 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)

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22