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# 315753 DEEDWARR
11/14/2019 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20191114-0117693

WARRANTY DEED

Effective as of **October 24, 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, **Quanita Hastings, unmarried** 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Lot 6, CURTIS HILL SUBDIVISION, as shown on plat of record in Instrument No. 20060802-0094058, in the Register's Office, 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 at Instrument No. 20060802-0094058 in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded at Instrument No. 20060802-0094058, amended in Book 547, Page 39, Book 4715, Page 113; declaration of covenants, conditions and restrictions recorded at Instrument No. 20060726-0090481; Easements of record in Book 2304, Page 553, Book 2304, Page 555, Book 2304, Page 557, Book 2395, Page 635, Book 3966, Page 115, Book 8618, Page 414; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2020 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 Tennessee on this 30th day of October, 2019.

GRANTORS:

Quanita Hastings

Quanita Hastings

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Quanita Hastings, 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 30th day of October, 2019.

PATTI VAUGHN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Patti Vaughn
Notary Public

My Commission Expires:
7-9-2022

New Owner Name and Address to: SUNFIRE 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3321 Curtis Hill Ct., Nashville, TN 37218 Mail tax bills to: SUNFIRE 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 070 09A 006.00	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 **$180,000.00** AFFIANT Subscribed and sworn to before me this 30th day of October, 2019. Patti Vaughn NOTARY PUBLIC Commission expires: 7-9-2022

PATTI VAUGHN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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)

