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# 341098 DEEDWARR
01/09/2020 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20200109-0003200

WARRANTY DEED

Effective as of **December 19, 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, **Kimberly Ingram McCabe,** 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 the Davidson County, Tennessee, being Lot No. 59 on the Plan of New Hope Meadows, Phase II, of record in Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

This real property being all or part of the property conveyed to Grantor by Quit Claim Deed of record at **Instrument Number 20180726-0072797** in the Register's Office of **Davidson County**, Tennessee. **The Grantor certifies that the herein property is strictly investment property and does not constitute as her homestead.**

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6900, Page 724; covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 7557, Page 377; Book 7567, Page 103; Book 7934, Page 796; Instrument Number 20030106-0001976; Book 7525, Page 95; Book 7557, Page 356; Book 7567, Page 106; Instrument Nos. 20030106-0001977 and 20080227-0019161; all of record in the Register's Office of **Davidson County**, Tennessee; and **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.

IN WITNESS the Grantor's hand in Johnson County, State of Kansas on this 17th day of December, 2019.

GRANTORS:

Kimberly Ingram McCabe

STATE OF Kansas
COUNTY OF Johnson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Kimberly Ingram McCabe**, 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/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Johnson County, State of Kansas this 17 day of December, 2019.

Notary Public

RADHIKA PATHAK
Notary Public - State of Kansas
My Appt. Exp. 10/07/2023

My Commission Expires:

10/07/2023

New Owner Name and Address to: SUNFIRE 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 **Property Address:** 1209 Firefly Rd. Hermitage, TN 37076 **Mail tax bills to:** SUNFIRE 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 **Parcel I.D. Numbers:** 076 14 0 0 22.00	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. AFFIANT Subscribed and sworn to before me this 19 day of December, 2019. NOTARY PUBLIC Commission expires: 9/20/21

KAREN MCHE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-20-2021

202001090003200

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)

