Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC20010016KW

After Recording Return To:
Apperson Crump, PLC
6000 Poplar Avenue
Suite 150
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 352562 DEEDWARR
02/03/2020 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20200203-0012245

Warranty Deed

THIS INDENTURE made and entered into as of this 29 day of January 2020, by and between Freda D. Drennon, a single person, (henceforth referred to as "Grantor"), and **SUNFIRE 3, LLC**, (henceforth referred to as "Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and grant all of its interest in the following described real estate situated and being in Davidson County, Tennessee:

Lot 117, NAWAKWA HILLS, POWWOW ADDITION - SECTION NO. 4, as shown on plat of record in Plat Book 974, Page 26, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Freda D. Drennon, unmarried by Deed dated May 21, 2007 from Michael Robbins, recorded May 29, 2007, in Instrument Number 20070529-0063158, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the said Grantee, his, her, its, successors and assigns in fee simple forever.

And the Grantor does hereby covenant with the said Grantee that he, she, they, it is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for the following: 2020 Davidson County taxes, not yet due and payable; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 974, Page 26, in the Register's Office of Davidson County, Tennessee.

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

In Witness Whereof, the said, Grantor(s), has executed this instrument this 29 day of January 2020.

Freda D. Drennon

STATE OF TENNESSEE
COUNTY OF Sumner

On this 29 day of January 2020, before me personally appeared Freda D. Drennon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of January 2020.

Notary Signature
My commission expires: 8-21-2023

LINDA ANN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

****

State of Tennessee
County of ~~Shelby~~ Sumner

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29 day of January, 2020.

Notary Public

My Commission Expires: 8-21-2023

LINDA ANN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

New Owner's Name & Address:

SUNFIRE 3, LLC
5001 Plaza on the Lake, #200
Austin, TX 78746

Mail Tax Bills to:

SUNFIRE 3, LLC
5001 Plaza on the Lake, #200
Austin, TX 78746

Property Address(es):
1528 Mohawk Trail, Madison, TN 37115

Tax Parcel ID #(s):
063 02 0 027.0

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)

