# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/20/21
(AFFIX SEAL)

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

B-ELAM-20-1221

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **SUNFIRE 3, LLC** | **SUNFIRE 3, LLC** | |
| (NAME) | (NAME) | **150-12-0A-146.00 C** |
| **5001 Plaza on the Lake, #200** | 5001 Plaza on the Lake, Ste. 200 | |
| (ADDRESS) | (ADDRESS) | |
| **Austin, TX 78746** | Austin, TX 78746 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHAUN F. SUMMERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUNFIRE 3, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lot 638, PHASE V-C, SOMERSET, as shown on plat of record in Plat Book 7900, Page 592, 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 Johnie Stephens by Cash Deed of record in 20121030-0099708, Register's Office for Davidson, Tennessee. The said Johnie Stephens (a/k/a Johnie Mae Stephens) having since died on April 12, 2018, and subject property having vested in Felicia M. Gray and Shaun F. Summers, her heirs at law. See also Affidavits of Heirship of record in Instrument Number _202003200030887_____, and 20190327-027414 and Quitclaim Deed of record in Instrument Number 20190327-00227415, said Register's Office. And further being the same property conveyed to Shaun F. Summers by Quitclaim Deed from Felicia M. Gray of record in Instrument Number _____202003200030889____, Register's Office for Davidson County, Tennessee.

202003200030888

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 592, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **1221 Quaise Moor E, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Karen Johnson Davidson County
Batch# 375497 DEEDWARR
03/20/2020 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $841.75
20200320-0030890

Witness my/our hand(s) this the 16th DAY OF MARCH, 2020.

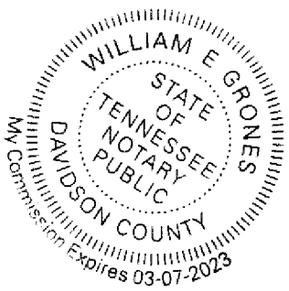
Shaun F. Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAUN F. SUMMERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



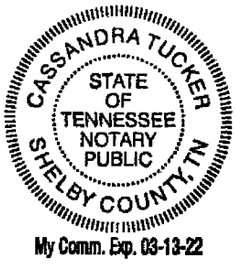

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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, Cassandra Tucker, 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: 3/13/22

Notary's Seal (If on paper)