Karen Johnson Davidson County
Batch# 637891 DEEDWARR
05/17/2021 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20210517-0066456

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 8.20.2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica Beckefeld and David G. Thomas	Summit Funding, Inc.	
(NAME)	(NAME)	071-08-0-186.00
502 Norton Avenue	2241 Harvard Street, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Sacramento, California 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **NATIONWIDE FLIPS, A CALIFORNIA CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VERONICA BECKEFELD AND DAVID G. THOMAS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Section 1, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nationwide Flips, a California Corporation, by Warranty Deed from Porsha Ann Theus, Trustee of the Testamentary Trust for Children U/T/W of Mary Elizabeth Swift of record in Instrument No. 20210104-0000996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 502 Norton Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 10th day of May, 2021

NATIONWIDE FLIPS

BY: _____

EDUARD BOSHYAN, CEO,

CHIEF EXECUTIVE OFFICER

STATE OF _____.

COUNTY OF _____.

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Eduard Boshyan, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Executive Officer of Nationwide Flips, the within named bargainor, a corporation, and that he as such Chief Executive Officer of Nationwide Flips, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Chief Executive Officer.

Witness my hand and official seal this _____ day of _____, 20_____.

Commission expires:

_____

Notary Public

See Attached Certificate

5/10/2021

ACKNOWLEDGMENT

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 Los Angeles)

On 5/10/2021 before me, Iman Q Kishawi
(insert name and title of the officer)

personally appeared Eduard Boshych,
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.

IMAN Q. KISHAWI
Notary Public - California
Los Angeles County
Commission # 2319752
My Comm. Expires Jan 25, 2024

WITNESS my hand and official seal.

Signature _____ (Seal)

202105170066456

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)