Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 472825 DEEDWARR
09/10/2020 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $897.25
20200910-0102932

WARRANTY DEED

Effective as of August 25, **2020,** 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, **Bal Thapa a/k/a Bal B. Thapa and wife,** Hari Thapa, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **BAF 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:

Lot 70, Section Two, Bell Crest, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 20, 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 Warranty Deed of record at Instrument No. **20150303-0018514** 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 in Plat Book 7900, Page 719, Book 9700, Page 20; Declaration of Covenants, Conditions, & Restrictions of Record in Book Book 9408, Page 320, Book 9613, Page 20, Book 9892, Page 927, Book 9421, Page 454; Easements of record in Book 10131, Page 914, Book 1931, Page 918, Book 9771, Page 565; 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.

WITNESS the Grantor's hand in Davidson County, State of Tennessee on this 21st day of Aug, 2020.

GRANTORS:

Bal Thapa a/k/a Bal B. Thapa

Hari Thapa

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Bal Thapa a/k/a** Bal B. Thapa **and Hari Thapa** 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 21st day of Aug, 2020.

K D Sykes
Notary Public

My Commission Expires:

Sept 7, 2021

KEVIN D. SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Name and Address to:
BAF 3, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
501 Bell Trace Ln.,
Antioch, TN 37013

Mail tax bills to:
BAF 3, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Parcel I.D. Numbers:

162 16 0E 070.00

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 **$242,500.00**

AFFIANT

Subscribed and sworn to before me this 9th day of September, 2020.

NOTARY PUBLIC

Commission expires: 9/20/2021

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

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 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)

