Prepared By:
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Karen Johnson Davidson County
Batch# 535033 DEEDQC
12/16/2020 08:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201216-0148257

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **BAF 3, LLC** (herein the "Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, release, remise, quitclaim and convey unto **BAF 3 TRS, LLC** (herein the "Grantee") all of its title and interest in and to the following described real estate located in Davidson County, Tennessee:

FOR LEGAL DESCRIPTIONS SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

This deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed, or has caused this Quitclaim Deed to be executed by and through its duly authorized representative, this 11 day of Dec, 2020.

GRANTOR:

BAF 3, LLC
By: Main Street Renewal, LLC
Its: Authorized Signor

By: Alyson Cimino
Its: Closing Supervisor

STATE OF: TEXAS
COUNTY OF: TRAVIS

Before me the undersigned Notary Public of the State and County aforesaid, appeared Alyson Cimino, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged herself to be the Closing Supervisor for Main Street Renewal, LLC, the Authorized Signor for BAF 3, LLC, the within named bargainor, and that she as such authorized signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as an authorized signatory.

WITNESS my hand and seal, at office in Travis County, Texas this 11 day of December, 2020.

Notary Public

My commission expires: 1/6/21

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

New Owner Name and Address to: BAF 3 TRS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: See Exhibit A	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 **$0.00** AFFIANT Subscribed and sworn to before me this 11 day of December, 2020. NOTARY PUBLIC Commission expires: 1/6/21
Mail tax bills to: BAF 3 TRS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: See Exhibit A	

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

EXHIBIT A

Tract 1:

Lot No. 114-B, First Revision Re-Subdivision of Zone Lot Division Lots 114 A & B, 115 A & B, 116 A & B, Section Four, East Lake Subdivision, of record in Plat Book 8250, Page 889, amending Plat Book 5800, Page 245 and Book 6250, Page 367, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows: Beginning at the Southeast corner of Lot 114-B, Zone Lot Division Lot 114 East Lake Subdivision, Section 4, as of record in Book 6250, Page 367, R.O.D.C., TN; Thence S 35 deg.-55'-02" W, 109.74 feet; Thence N 49 deg.-33'-16" W, 30.77 feet; Thence N 35 deg.-44'-52" E 107.21 feet; Thence along the Southerly line of the aforementioned Lot 114-B S 54 deg. -16'-27" E 30.99 feet to the point of beginning, and containing 3,344 square feet, more or less.

Commonly known as: 1204 Timber Valley Dr., Nashville, TN 37214
Parcel Number: 108 11 0 007.00

Being the same property conveyed to Grantor by deed of record at Instrument No. 20201006-0115497, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Alyson Cimino, 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.

Alyson Cimino
Signature

State of Texas

County of Travis

Personally appeared before me, Jesse Bahun, a notary public for this county and state, Alyson Cimino 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: 2-13-2022
Notary' Seal (if on paper)

JESSE BAHUN
Notary ID #131449155
My Commission Expires
February 13, 2022