Karen Johnson Davidson County
Batch# 604673 DEEDWARR
04/01/2021 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $876.90
20210401-0042789

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210458

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of March, 2021. NOTARY PUBLIC My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BAF 3, LLC 5001 Plaza on the Lake Suite 200 Austin, TX 78746	Same address as new owner	05312025100

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Seven Thousand and 00/100 Dollars ($237,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN C. WILSON AND WHITNEY WILSON TRUSTEES OF THE BENJAMIN WILSON REVOCABLE LIVING TRUST, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 3, 2017, AND BENJAMIN C. WILSON AND WHITNEY WILSON TRUSTEES OF THE WHITNEY WILSON REVOCABLE LIVING TRUST, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 3, 2017,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BAF 3, LLC**, a Delaware limited liability company, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Jackson's Landing Estates, Section II, as of record in Book 8250, page 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Whitney Wilson and Benjamin Wilson, Trustees of the Whitney Wilson Revocable Living Trust, dated April 3, 2017, and Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, dated April 3, 2017 from Benjamin C. Wilson, also known as Benjamin Wilson and wife, Whitney Wilson, by Quitclaim Deed dated 05/13/2019 and recorded 05/29/2019 in Instrument No. 20190529-0050637, Register's Office of said County.

Being the same property conveyed to Benjamin C. Wilson, a married man from Amanda Dickerson Jarman and husband, Joe Jarman, by Warranty Deed dated 11/01/2017 and recorded 11/06/2017 in Instrument No. 20171106-0113692, Register's Office of said County.

The address of the herein described property is believed to be 1053 Donoho Drive, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of March, 2021.

Benjamin Wilson Revocable Living Trust

_____, TRUSTEE
Benjamin C. Wilson, Trustee

_____, Trustee
Whitney Wilson, Trustee

Whitney Wilson Revocable Living Trust

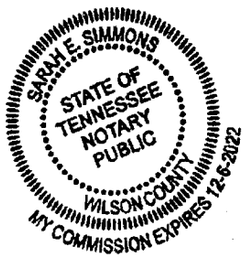
_____, TRUSTEE
Benjamin C. Wilson, Trustee

_____, Trustee
Whitney Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Benjamin C. Wilson, Trustee of Benjamin Wilson Revocable Living Trust and Whitney Wilson, Trustee of Benjamin Wilson Recovable Living Trust, and Benjamin C. Wilson, Trustee of Whitney Wilson Revocable Living Trust and Whitney Wilson, Trustee of Whitney Wilson Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be Trustees of the aforementioned Trusts, the within-named bargainors, and that as such Trustees they executed the foregoing instrument for the purposes therein contained, by signing the name of the Trusts by themselves as Trustees.

WITNESS my hand and seal, this the 25th day of March, 2021.



Sarah E. Simmons
Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-6-2022

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022