Karen Johnson Davidson County
Batch# 657089 DEEDWARR
06/15/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,196.95
20210615-0080756

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

WARRANTY DEED

Effective as of **June 7, 2021**, 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, **OPENDOOR PROPERTY TRUST I,** 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 Rutherford County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section Two, Harvest Grove, formally Tillman Property of record in Plat at Instrument No. 20140529-0046065, in the Register's Office for 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 deed of record at Instrument No. **20210510-0062649**, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record at instrument No. **20140529-0046065**; Easements of record at Instrument Nos. **20060830-0107233; 20040707-0080492**; and Declaration of Covenants, Conditions and Easements of record at Instrument Nos. **20060628-0077382; 20060519-0059378; 20201109-0131069**, all in the Register's Office of Davidson County, Tennessee; and 2021 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 Maricopa AZ, ~~Georgia~~ on this 7 day of June, 2021.

GRANTOR:

OPENDOOR PROPERTY TRUST, I

By: _____

Name and Title: Sarah Payne Signer

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

STATE OF ~~GEORGIA~~ AZ
COUNTY OF Maricopa

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Sarah Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signor to execute the instrument for OPENDOOR PROPERTY TRUST, I, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of Sarah Payne for the company as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on the 7 day of June, 2021.

_____
Notary Public

My Commission Expires: Feb 11 2025

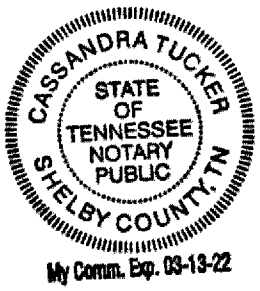
New Owner Name and Address to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 309 Grovedale Trace Antioch, TN 37013 Mail tax bills to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 164 07 0A 111.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $323,500.00. _____ AFFIANT Sarah Payne Subscribed and sworn to before me this 7 day of June, 2021. _____ NOTARY PUBLIC Commission expires: Feb 11 2025 KYLIE CELESTE OTTNEY Notary Public - Arizona Maricopa County Commission # 596091 My Comm. Expires Feb 11, 2025

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)