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# 662342 DEEDWARR
06/23/2021 08:08:30 AM 5 pgs
Fees: $28.00 Taxes: $962.00
20210623-0084420

COUNTERPART
WARRANTY DEED

Effective as of **June** 14, **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, **Alexis K. Butcher and Carson Butcher, married & Patrick Butcher and Brooke Butcher, a married couple** 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Final P.U.D. Plan, Planned Unit Development, Phase II, Mullen Valley of record in Plat Book 6250, Page 477, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

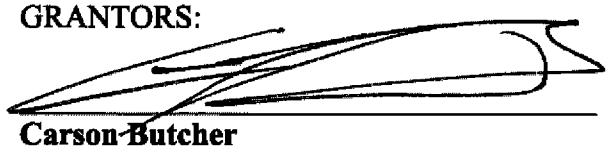
This real property being all or part of the property conveyed to Grantor by Quit Claim Deed of record in Instrument No. **20190614-0057321** in the Register's Office of **Davidson County**, Tennessee. **Carson Butcher** joins herein for the sole purpose of surrendering any and all right, title and interest he may have by virtue of his marriage to **Alexis K. Butcher**, and to acknowledge and approve the conveyance (lien) caused hereby. Patrick Butcher & Brooke Butcher certify that the herein property is strictly investment property and does not constitute as their homestead.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6250, Page 477; Declaration of Covenants, Conditions and Restrictions of record in Book 6577, Page 25, amended in Book 7311, Page 333 and Book 8042, Page 601; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6577, Page 20; Bylaws recorded in Book 6577, Page 52; Conveyance for Common Area recorded in Book 6577, Page 17; Article of Incorporation recorded in Book 6583, Page 351 in the Register's Office of Davidson County, Tennessee: all of record 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 Davidson Co. County, State of TN on this 14 day of June, 2021.

GRANTORS:



Carson Butcher

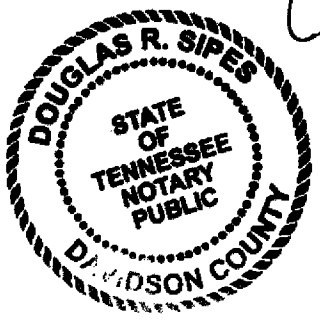
STATE OF TN
COUNTY OF Davidson Co.

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Carson Butcher** 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 14 day of June, 2021.

Notary Public

My Commission Expires:
Douglas R. Sipes
Commission Expires
March 03, 2025



WITNESS the Grantor's hand in Davidson Co. County, State of TN on this 14 day of June, 2021.

GRANTORS:

Alexis K. Butcher

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Alexis K. Butcher** 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 14 day of June, 2021.

Notary Public

My Commission Expires:
Douglas R. Sipes
Commission Expires
March 03, 2025

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS the Grantor's hand in Carroll County, State of Kentucky on this 11th day of June, 2021.

Patrick Butcher
Patrick Butcher

Brooke Butcher
Brooke Butcher

MATTHEW T. ZUBATY
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP6515
MY COMMISSION EXPIRES APRIL 22, 2024

Patrick Butcher

STATE OF Kentucky
COUNTY OF Carroll

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Patrick Butcher & Brooke Butcher** 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 11th day of June, 2021.

Notary Public

My Commission Expires:
04/22/2024

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

Property Address:
2104 Mullen Cir.,
Nashville, TN 37127

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

Parcel I.D. Numbers:

149 01 0A 035.00

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 **$260,000.00**

AFFIANT

Subscribed and sworn to before me this 10th day of June, 2021.

NOTARY PUBLIC

Commission expires: July 3, 2021

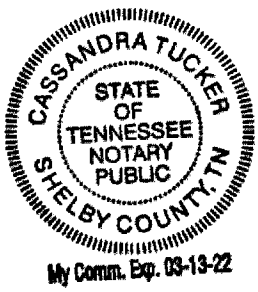
NICHOLAS BURRAGE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

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, 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)