Karen Johnson Davidson County
Batch# 663268 DEEDWARR
06/23/2021 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20210623-0085023

Name and Address of New Owner:
BAF 3, LLC
5001 Plaza On The
Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

Send Tax Bills To:
BAF 3, LLC
5001 Plaza On The
Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 108-12-0-118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brenton Keith Ray**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BAF 3, LLC**, "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Reelfoot Subdivision, Section 1, as of record in Book 5200, page 641, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benton Keith Ray, unmarried, from Jeff W. Ezell and wife, Sandra Ezell, by Warranty Deed dated June 30, 2009 and recorded July 2, 2009 in Instrument #20090702-0061863, said Register's Office.

Property more commonly known as 3021 Reelfoot Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of June, 2021.

Brenton Keith Ray (SEAL)
Brenton Keith Ray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2021, before me personally appeared Brenton Keith Ray, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2021.

Notary Signature
My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ Shelby)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $332,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th ~~17th~~ day of June, 2021.

Notary Public
My commission expires: July 3, 2021
File No. QTN-479-2021

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

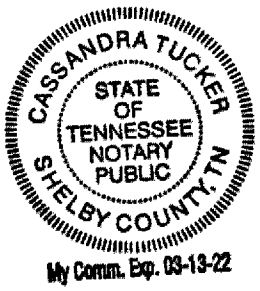
202106230085023

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)