Karen Johnson Davidson County
Batch# 684694 DEEDWARR
07/27/2021 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20210727-0100971

Warranty Deed

ERIC HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 06, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $295,000.00. Affiant Subscribed and sworn to before me, this the 14th day of July, 2021. Notary Public My commission expires: 3/6/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
BAF 3, LLC	**New owner**	173-11-0A-062.00-CO
5001 Plaza on the Lake, Suite 200		
Austin, TX 78746		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFERY ROSS STUYVESANT AND ANNE THERESE STUYVESANT, TRUSTEES OF STUYVESANT FAMILY TRUST DATED JANUARY 6, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAF 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section Two, Stanford Village of record in Plat at Instrument No. 20010226-0017614, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terry Norman, an unmarried woman by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20020424-0050429 Register's Office for Davidson County, Tennessee, dated April 19, 2002 and recorded on April 24, 2002.

Being the same property conveyed to Anne Therese Stuyvesant, a married woman by Quitclaim deed from Anne Therese Stuyvesant f/k/a Terry Norman, a married woman who acquired title as unmarried herein joined by her spouse Jeffery Stuyvesant of record in Instrument No. 20160706-0068889 Register's Office for Davidson County, Tennessee, dated June 04, 2016 and recorded on July 06, 2016.

Being the same property conveyed to Jeffery R. Stuyvesant and Anne Therese Stuyvesant, Trustees, the Stuyvesant Family Trust, dated January 6, 2018 by Quitclaim deed from Anne Therese Stuyvesant, a married woman of record in Instrument No. 20180703-0064468 Register's Office for Davidson County, Tennessee, dated May 12, 2018 and recorded on July 03, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2124 Blake Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of July, 2021.

Stuyvesant Family Trust

By: _____
Jeffery Ross Stuyvesant, Trustee

By: _____
Anne Therese Stuyvesant, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffery Ross Stuyvesant, Trustee and Anne Therese Stuyvesant, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Stuyvesant Family Trust dated January 6, 2018, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this ___ day of July, 2021.

_____
Notary Public

My Commission Expires: _____

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On July 14, 2021 before me, Viorica Marcu a Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jeffery Ross Stuyvesant and Anne Therese Stuyvesant,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

VIORICA MARCU
COMM. # 2249163
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 4, 2022

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: July 14, 2021 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jeffery Ross Stuyvesant
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: Stuyvesant Family Trust

Signer's Name: Anne Therese Stuyvesant
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: Stuyvesant Family Trust

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Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/26/2021 (date ~~of document~~).

Affiant Signature

07/26/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025