Karen Johnson Davidson County
Batch# 692458 DEEDWARR
08/06/2021 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210806-0106282

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

WARRANTY DEED

Effective as of **July** 29 **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, **Nicholas E. Kellum Sr., unmarried man,** 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 Number 6 on the Plan of Section One, Lakewood Village, of record in Plat Book 9700, Page 555, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nicholas E. Kellum Sr., An Unmarried Man, by Warranty Deed from Linda H. Vaughn and Robin Wheeler, of record in Instrument No. 20140121-0005098, in the Register's Office of Davidson County, Tennessee, dated January 17, 2014 and recorded on January 21, 2014.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 9700, Page 555, Plat Book 9700, Page 464; Easements of record in Book 10951, Page 684, Instrument No. 20000824-0083642 declaration of covenants, conditions and restrictions recorded at Book 10753, Page 41, Book 11425, Page 410, Book 11512, Page 714, Book 11421, Page 342; all of record in the Register's Office of Davidson County, Tennessee; together with the 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 County, State of TN on this 28th day of July 2021.

GRANTORS:

Nicholas E. Kellum Sr.

Nicholas E. Kellum Sr.

STATE OF TN
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Nicholas E. Kellum Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/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 28th day of July, 2021.

PATRICK MCNEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Notary Public

My Commission Expires:

Jan 3rd 2022

New Owner Name and Address to: **BAF 3, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1905 Port James Cir Antioch, TN 37013 Mail tax bills to: **BAF 3, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 165 09 0A 006.00	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 **$310,000.00** AFFIANT Subscribed and sworn to before me this 28 day of July, 2021. NOTARY PUBLIC Commission expires: 05/08/2023

STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

Tennessee Certification of Electronic Document

I, Holly Worley, 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 07-29-2021 (date of document).

Holly Worley
Affiant Signature

8-5-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 5 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 18, 2025

NOTARY'S SEAL

