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

Karen Johnson Davidson County
Batch# 716988 DEEDWARR
09/15/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20210915-0123799

WARRANTY DEED

Effective as of **31st day of August, 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, **Christopher Degler, a married 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:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot 85 on the Plan of Nawakwa Hills Powow Addition, Section 3, of record in Book 974, page 25, Register's Office for Davidson County, Tennessee, to which plan of reference hereby made for a more complete description thereof.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument Number 20180418-0036480, in the Register's Office of Davidson County, Tennessee. Wynter Haley Scott joins herein for the sole purpose of surrdendering any an dall right, title, and interest she may have by virtue of her marriage to Christopher Degler.

This property is unencumbered except for the Plat Map in Book 974, Page 25 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 Tennessee on this the 30th day of August, 2021

GRANTORS:

Christopher Degler

Wynter Haley Scott by Christopher Degler, her Attorney-In-Fact

Wynter Haley Scott by Christopher Degler, her Attorney-In-Fact

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Christopher Degler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who proved to me to be the person who executed the forgoing instrument on behalf of Wynter Haley Scott, 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 30th day of August 2021.

Notary Public

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

NOV 0 8 2021

New Owner Name and Address to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1503 Mohawk Trail Nashville, TN 37115 Mail tax bills to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 063-02-0-054	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 311,000.00 Christopher Degler AFFIANT Subscribed and sworn to before me this 30th day of August, 2021 NOTARY PUBLIC Commission expires: NOV 0 8 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 August 30, 2021 (date of document).

Affiant Signature

9/13/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 13 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 03-13-22