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# 719218 DEEDWARR
09/17/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $982.35
20210917-0125292

WARRANTY DEED

Effective as of **10th day of September, 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, **Opendoor Property Trust I,** 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. 3 on the Plan of Section One Antioch Woods, of record in Plat Book 9700, Page 639, 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 Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from Daniel P. Fischer and Melissa A. Fischer, husband and wife, of record in Instrument No. 20210528-0072483, in the Register's Office of Davidson County, Tennessee, dated May 25, 2021 and recorded on May 28, 2021.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Antioch Woods, as recorded in Plat Book 9700, Page(s) 639. Book 10901, Page 258. 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 Tennessee on this the 10 day of September, 2021

GRANTORS: Opendoor Property Trust I

BY: Kylie Ottney
ITS: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Kylie Ottney 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 authorized signer of the Opendoor Property Trust I, the within named bargainor, and that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Opendoor Propety Trust I, by himself/herself as authorized signer

WITNESS my hand and seal, at office in State and County named herein on this 10 day of September 2021.

Notary Public

My Commission Expires:

April 10 2024

KATRINA MOJICA
Notary Public - Arizona
Maricopa County
Commission # 581263
My Comm. Expires Apr 10, 2024

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

Property Address:
4041 Moss Road
Nashville, TN 37013

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

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

Parcel I.D. Numbers: 163 01 0 053.00

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 $265,500.00

AFFIANT

Subscribed and sworn to before me this 10 day of September, 2021

NOTARY PUBLIC

Commission expires: 05/08/2023

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 September 10, 2021 (date of document).

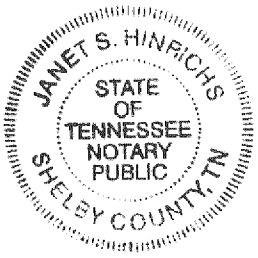
Taylor Hutson
Affiant Signature

9/15/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 15 day of September, 2021.



Janet S. Hinrichs
Notary's Signature

MY COMMISSION EXPIRES: 3/14/22

NOTARY'S SEAL