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

Karen Johnson Davidson County
Batch# 721105 DEEDWARR
09/22/2021 08:18:30 AM 6 pgs
Fees: $33.00 Taxes: $1,117.40
20210922-0126994

This Instrument Prepared By:
Stevie Friesth
Summit Title & Escrow, LLC
6263 Poplar Avenue
Suite 801
Memphis, TN 38119

Map & Parcel No: 018-07-0-159

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, **Steven Gerow, Trustee of Jacqueline R Segar Irrevocable Trust**, "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:

Being Lot No. 9 on the Plan of Phase Two - Section Four Charleston Square, of record in Plat Book 6900, Page 725, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Grantor by deed of record at Instrument Number 20161114-0119747 in the Register's Office of Davidson County, Tennessee.

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 6 day of August, 2021.

*See Exhibit A

Jacqueline R Segar Irrevocable Trust *

By: _____(SEAL)
Steven Gerow
ITS: Trustee

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~SHELBY~~ Sullivan

On this 6 day of August, 2021, before me personally appeared Steven Gerow, Trustee of Jacqueline R Segar Irrevocable Trust, 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 6 day of August, 2021.

_____
Notary Signature
My commission expires: 11-12-2023

LISA M. STEWART
Notary Public - State of New York
No. 01ST6400290
Qualified in Ulster County
My Commission Expires Nov. 12, 2023

AFFIDAVIT OF VALUE

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 $302,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this 6 day of Aug, 2021.

_____
Notary Signature
My commission expires: 05/08/2023

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

Prepared by and return to:
Stevie Friesth
Summit Title & Escrow, LLC
6263 Poplar Ave
Suite 801
Memphis, Tennessee 38119

Exhibit A.

Certificate of Trust

BEFORE ME, the undersigned authority, on this day personally appeared Steven Gerow as Trustee, who being first duly sworn, deposes and says that:

1. The following Trust is the subject of this Affidavit:
   Jacqueline R Segar Irrevocable Trust

2. The names of the currently acting Trustee is:
   i. Steven Gerow as Trustee

3. The legal description of the real estate held by the Trust is:

   Being Lot No. 9 on the Plan of Phase Two - Section Four Charleston Square, of record in Plat Book 6900, Page 725, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

   a. There are no co-trustees.

4. The Trust is currently in full force and effect.

5. The signatory hereof is currently the acting Trustee of the Trust named herein.

6. The signatories hereof have been granted full power and authority under the Trust provisions to take the following action(s), to wit:

   i. to sell; to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing; to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee; to release, convey or assign any right, title use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel.

7. Every deed, trust deed, mortgage, lease, management agreement or other instrument executed by Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument:

    a. That at the time of the delivery thereof the trust created by said Trust Agreement was in full force and effect;

    b. That such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said REVOCABLE LIVING TRUST AGREEMENT and binding upon all beneficiaries thereunder;

    c. That Trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument;

    d. If the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust; and

The following individual(s) are duly appointed as the Successor Trustee(s) with the same powers as stated herein:

Steven Gerow, as Trustee

The signatory hereof declare that the foregoing statements are true and correct, under penalty of perjury.

FURTHER AFFIANT SAYETH NOT.

WITNESS the Grantor's hand on this on this 10th day of August, 2021

Affiant:
Jacqueline R Segar Irrevocable Trust

Steven Gerow, as Trustee

STATE OF New York

COUNTY OF Sullivan

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Steven Gerow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Sullivan County, NY this 10th day of August, 2021.

Notary Public
My Commission Expires:
SHERRY L. McNUTT
Notary Public, State of New York
Sullivan County Clerk's No. 303
Commission Expires Aug. 30, 2022

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 6, 2021 (date of document).

Affiant Signature

9/16/21
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 16 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22