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# 725963 DEEDWARR
09/28/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20210928-0130430

WARRANTY DEED

Effective as of **23rd 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, **Legacy Holdings LLC,** 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. 43 on the Plan of Section One, Towne Village of the Country, as of record in Book 5200, Pages 55 and 56 Register's Office for Davidson County, Tennessee. Said Lot No. 43 fronts 65 feet on the Westerly margin on Stoneybrook Circle and extends back 138.52 feet on the Southerly line and 138.52 feet on the Northerly line to a dead line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to Legacy Holdings, LLC, by Quit Claim Deed from Steve Delaney, of record in Instrument No. 20160908-0094440, in the Register's Office of Davidson County, Tennessee, dated September 02, 2016 and recorded on September 08, 2016.

This property is unencumbered except restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Towne Village of the Country, as recorded in Plat Book 5200, Page(s) 55 & 56. 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 23rd day of September, 2021

GRANTORS: Legacy Holdings LLC

BY: Steven Delaney
ITS: Authorized Signer

STATE OF Tennessee

COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public of the state and county mentioned, personally appeared Steven Delaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Legacy Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Steven Delaney as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member..

WITNESS my hand and seal, at office in State and County named herein on this 23rd day of September 2021.

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires:
6/26/2022

New Owner Name and Address to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3113 Stoneybrook Circle Antioch, TN 37013 Mail tax bills to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 150 07 0 039.00	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 $240,000.00 AFFIANT Subscribed and sworn to before me this 23 day of September, 2021 NOTARY PUBLIC Commission expires: 6/2/25

ARIAN FLEMING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMMISSION EXPIRES: JUNE 2, 2025

Tennessee Certification of Electronic Document

I, Tammy Robinson, 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 23, 2021 (date of document).

Tammy Robinson
Affiant Signature

9/23/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 23 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