Karen Johnson Davidson County
Batch# 740547 DEEDWARR
10/21/2021 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20211021-0141319

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

WARRANTY DEED

Effective as of **15th day of October, 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, **Ronnie Robertson, unmarried, and Frederica Robertson, unmarried** 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. 1 on the Resubdivision of Lots No. 27 & 28 on The Map of Brooklyn Heights as of record in Plat Book 11190, Page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie A. Robertson, an unmarried person and Frederica Y. Robertson, an unmarried person, by Warranty Deed from Bibiana Ulumenfo and husband, Friday Ulumenfo, of record in Instrument No. 20130201-0010433, in the Register's Office of Davidson County, Tennessee, dated January 24, 2013 and recorded on February 01, 2013.

This property is unencumbered except restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots No. 27 & 28 on The Map of Brooklyn Heights, as recorded in Plat Book 11190, Page(s) 58. all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 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 13th day of October, 2021

GRANTORS:

Ronnie Robertson

Frederica Robertson

LAQUAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 6, 2024

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Ronnie Robertson and Frederica Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) 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 13th day of October 2021.

Notary Public

My Commission Expires:

03-06-2024

LAQUAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 6, 2024

New Owner Name and Address to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1825 Meade Avenue Nashville, TN 37207 Mail tax bills to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 071 05 0 163.00	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 $ 344,000.00 Frederica Robertson AFFIANT Subscribed and sworn to before me this 13th day of October, 2021 NOTARY PUBLIC Commission expires: 03-06-2024

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 October 15, 2021 (date of document).

Tammy Robinson
Affiant Signature

10-19-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 19 day of Oct, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

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