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# 760124 DEEDWARR
11/23/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20211123-0155598

WARRANTY DEED

Effective as of **12th day of November, 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 J 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. 40, on the Plan of Phase 1, Section Two, Jackson's Retreat, of record in Plat Book 5200, Page 334 and 335, and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited liability company, by Warranty Deed from Feras Ibrahim Shoukeir and Layale H. El Ajamy, husband and wife, of record in Instrument No. 20210623-0085181, in the Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on June 23, 2021.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; 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~~ Maricopa (AF) County, State of ~~Tennessee~~ Arizona (AF) on this the 09 day of November, 2021

GRANTORS: Opendoor Property J LLC

BY: Judith Unzueta
ITS: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Judith Unzueta as a representative for Opendoor Property J LLC, 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 09 day of November 20 21.

Notary Public

ALLISON MARIE PALMA
Notary Public - Arizona
Maricopa County
Commission # 610044
My Comm. Expires Aug 4, 2025

My Commission Expires:
08/04/25

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

Property Address:
204 Retreat Court West
Hermitage, TN 37076

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

Parcel I.D. Numbers: 086 07 0 056.00

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

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 $ 312,000.00

AFFIANT

Subscribed and sworn to before me this 12 day of November, 2021

NOTARY PUBLIC

Commission expires: 05/08/2023

Tennessee Certification of Electronic Document

I, Stevie Friesth 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 November 12, 2021 (date of document).

Affiant Signature

11/17/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 17th day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

