NEW OWNER:

BAF 3, LLC, a Delaware Limited Liability Company
5001 PLAZA ON THE LAKE, #200
AUSTIN, TX 78746

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1933

Map & Parcel 08607003100

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 766407 DEEDWARR
12/03/2021 08:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,095.20
20211203-0160202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Six Thousand and 00/100 Dollars ($296,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JANET S. WILKERSON, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BAF 3, LLC, a Delaware Limited Liability Company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 70 on the Plan of Jackson's Retreat, Phase I, Section II, of record in Book 5200, Page 334, and amended in Book 5972, Page 96, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JANET S. WILKERSON, a single person, by Warranty Deed from William D. Barrett and wife, Mary S. Barrett, dated July 19, 2002, and of record in Instrument No. 20020725-0089274, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 1121 JACKSONS VIEW ROAD, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 334, and amended in Book 5972, Page 96, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 23rd day of November, 2021.

Janet S. Wilkerson

JANET S. WILKERSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JANET S. WILKERSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of November, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

202112030160202

****

The actual consideration or value, whichever is greater, for this transfer is **$296,000.00**.

AFFIANT

Sworn to and subscribed to before me this 23rd day of November, 2021.

NOTARY PUBLIC

My 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, R. Alan Alrobrook, 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 23, 2021 (date of document).

Affiant Signature

11/30/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30th day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

