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# 791302 DEEDWARR
01/14/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20220114-0006264

WARRANTY DEED

Effective as of **22nd day of December, 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, **The Local Investor, LLC, a New Mexico Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **BAF 3, LLC a Delaware Limited Liability Company** 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. 435 on the Plan of Phase I, Somerset of record in Plat Book 6900, Pages 690 and 691, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Local Investor, LLC, by Warranty Deed from Larry Welty and wife, Amy Welty, of record in Instrument No. 20220104-0001521, in the Register's Office of Davidson County, Tennessee.

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 County, State of ~~Tennessee~~ Arizona on this the 23rd day of December, 2021

GRANTORS:

The Local Investor, LLC, a New Mexico Limited Liability Company

By: _____
Sergio Norzagaray, Authorized Signer

By: _____
Jaysen Robles, Authorized Signer

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 23rd day of December, 2021, before me personally appeared Sergio Norzagaray and Jaysen Robles, Authorized Signers of The Local Investor, LLC, Larry, 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 23rd day of December, 2021.

_____
Notary Signature
My commission expires:
05/02/2025

Daphne Espinoza
Notary Public
Maricopa County, Arizona
My Comm. Expires 05-02-2025
Commission No.608056

New Owner Name and Address to: BAF 3, LLC a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1117 Burlingame Court Antioch, TN 37013 Mail tax bills to: BAF 3, LLC a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 150 08 0 147.00	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 $ 313,000.00 Stephanie Tremmel AFFIANT Subscribed and sworn to before me this 23rd day of December, 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, 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 December 22, 2021 (date of document).

Affiant Signature

1/11/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 11th day of January, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

