WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00.

Ahmed Helaly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: August 4, 2024
(AFFIX SEAL)

VALERIE DALILAH RUIZ
Notary Public - State of Florida
Commission # HH 29841
My Comm. Expires Aug 6, 2024
Bonded through National Notary Assn.

Y-FSBO-21-500-2

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BAF 3, LLC	New Owner	
(NAME) 5001 Plaza on the Lake	(NAME)	086-08-0-012.00
(ADDRESS) Austin, TX 78746	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASH4YOURHOME, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BAF 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON COUNTY, STATE OF TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Jackson's Retreat, Phase III of record in Plat Book 5200, Page (s) 517 and 518, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall C. Morgan and Christy B. Morgan, husband and wife by Warranty deed from Chris M. Bates and Patricia Kay Bates, husband and wife of record in Instrument No. 20160902-0092491 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 02, 2016.

Being the same property conveyed to Cash4YourHome, LLC by Warranty Deed from Randall C. Morgan and Christy B. Morgan, husband and wife of record in Instrument No. 20220121-0008104, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 5200, Page 517 and 518, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5741, Page 360, amended in Book 6056, Page 672 & Book 6428, Page 679, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 5745, Page 294, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5745, Page 283, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 500 Jackson Thistle, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Karen Johnson Davidson County
Batch# 793845 DEEDWARR
01/21/2022 11:36:11 AM 2 pgs
Fees: $13.00 Taxes: $1,124.80

20220121-0008106

Witness my/our hand(s) this the 7th DAY OF JANUARY, 2022.

Cash4YourHome, LLC

BY: _____
Ahmed Helaly
Chief Executive Manager

STATE OF FL
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AHMED HELALY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF EXECUTIVE MANAGER of CASH4YOURHOME, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF EXECUTIVE MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of January, 2022.

_____
Notary Public Valerie Dalilah Ruiz
My Commission Expires: August 6, 2024
(SEAL)

VALERIE DALILAH RUIZ
Notary Public - State of Florida
Commission # HH 29841
My Comm. Expires Aug 6, 2024
Bonded through National Notary Assn.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212