Karen Johnson Davidson County
Batch# 796537 DEEDWARR
01/28/2022 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20220128-0010277

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Shelby

Actual consideration or value, whichever is greater is $342,000.00.

Affiant

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

Subscribed and sworn before me this the 10th day of January, 2022.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
BAF 3, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	5001 Plaza On The Lake, #200 Austin, TX 78746	053-09-0 088.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JASON A. SMITH, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BAF 3, LLC, a Delaware Limited Liability Company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57B, Zone Lot Division of Lots 51, 54, 55 and 57, Kimbolton, Phase II of record in Plat Book 6900, Page 891, 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 Jason A. Smith, by deed dated 01/19/2018, from Heather M. DeNio, of record in Instrument No. 20180608-0055346, Register's Office for said County.

Also being the same property conveyed to Jason A. Smith, a married man as his sole and separate property, previously known as Jason A. Smith, unmarried, tenants in common with expressed rights of survivorship, by deed dated 10/24/2017, from Heather M. DeNio, a married woman previously known as Heather M. DeNio, unmarried, tenant in common with expressed rights of survivorship, of record in Instrument No. 20171116-0117650, Register's Office for said County.

Also being the same property conveyed to Heather M. DeNio and Jason A. Smith, unmarried, tenants in common with expressed rights of survivorship, by deed recorded 05/06/2014, from New Light Properties, LLC, of record in Instrument No. 20140506-0038491, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1400 Apache Ln, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this the 10th day of January, 2022.

Jason A. Smith

\STATE OF North Carolina

COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason A. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of January, 2022.

My commission expires: 02/09/2025

Notary Public

LYNN LOWRY
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Feb. 9, 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 January 10, 2022 (date of document).

Affiant Signature

1/19/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 19th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

