Prepared by and return to:
Stevie Friesth, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 798106 DEEDWARR
02/01/2022 11:13:30 AM 8 pgs
Fees: $43.00 Taxes: $1,350.50
20220201-0011499

WARRANTY DEED

Effective as of **13th day of January, 2022,** 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, **Sheppora White, as Trustee for the Roderic Stephen Sims Revocable Trust dated April 10, 2019** 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 95, on the Plan, Trailwood Subdivision, Section 5, of record in Plat Book 6900, Page 477 and Page 479, Register's Office for Davidson County, Tennessee to which reference is hereby made for more complete description.

Being the same property conveyed to Roderic Stephen Sims Revocable Trust dated April 10, 2019, by Pour-Over Will of Roderic Stephen Sims, of record in Instrument No. 20210624-0085507, in the Register's Office of Davidson County, Tennessee, dated April 10, 2019 and recorded on June 24, 2021. See also Probate Case No. RP20080078 in the Register's Office of Alameda County, California.

Being the same property conveyed to Roderic Sims, an unmarried man, by Quitclaim Deed from Diana Sims, of record in Instrument No. 20070629-0078200, in the Register's Office of Davidson County, Tennessee, dated June 21, 2007 and recorded on June 29, 2007. The said Roderic Sims died testate on October 13, 2020.

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 FRESNO County, State of ~~Tennessee~~ CALIFORNIA on this the 13TH day of January, 2022

Roderic Stephen Sims Revocable Trust
dated April 10, 2019*

Sheppora White, as Trustee

*See Exhibit A

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Sheppora White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he/she/they are the duly appointed and serving Roderic Stephen Sims Revocable Trust, dated April 10, 2019, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 2022.

SEE ATTACHED

Notary Signature
My commission expires:

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: 1505 Trailwood Court Nashville, TN 37214 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: 108 12 0 240.00	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 365,000.00 AFFIANT Subscribed and sworn to before me this 13th day of January, 2022 NOTARY PUBLIC TAYLOR HUTSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 10-05-25

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Fresno

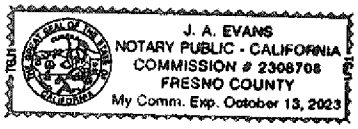
Subscribed and sworn to (or affirmed) before me on

this 13 day of January, 20 22, by
Date *Month* *Year*

(1) Sheppora White

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature _____

J.A. Evans 2308708
Exp: 10/13/2023

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Affirmation for $365,000

Document Date: 1/13/2022 Number of Pages: Three

Signer(s) Other Than Named Above: _____

Exhibit "A"

Prepared by and return to:

Summit Title & Escrow, LLC
6263 Poplar Ave
Suite 801
Memphis, Tennessee 38119

Certificate of Trust

BEFORE ME, the undersigned authority, on this day personally appeared Sheppora White as Trustee, who being first duly sworn, deposes and says that:

1. The following Trust is the subject of this Affidavit:
   the Roderic Stephen Sims Revocable Trust dated April 10, 2019

2. The names of the currently acting Trustee is:
   i. Sheppora White as Trustee

3. The legal description of the real estate held by the Trust is:

   Land in Davidson County, Tennessee, being Lot 95, on the Plan, Trailwood Subdivision, Section 5, of record in Plat Book 6900, Page 477 and Page 479, Register's Office for Davidson County, Tennessee to which reference is hereby made for more complete description.

   Being the same property conveyed to Roderic Stephen Sims Revocable Trust dated April 10, 2019, by Pour-Over Will of Roderic Stephen Sims, of record in Instrument No. 20210624-0085507, in the Register's Office of Davidson County, Tennessee, dated April 10, 2019 and recorded on June 24, 2021. See also Probate Case No. RP20080078 in the Register's Office of Alameda County, California.

   a. There are no co-trustees.

4. The Trust is currently in full force and effect.

5. The signatory hereof is currently the acting Trustee of the Trust named herein.

6. The signatories hereof have been granted full power and authority under the Trust provisions to take the following action(s), to wit:

   i. to sell; to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing; to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee; to release, convey or assign any right, title

use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel.

7. Every deed, trust deed, mortgage, lease, management agreement or other instrument executed by Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument:

   a. That at the time of the delivery thereof the trust created by said Trust Agreement was in full force and effect;

   b. That such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said REVOCABLE TRUST AGREEMENT and binding upon all beneficiaries thereunder;

   c. That Trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument;

   d. If the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust; and

The following individual(s) are duly appointed as the Successor Trustee(s) with the same powers as stated herein:

Sheppora White, as Trustee

The signatory hereof declare that the foregoing statements are true and correct, under penalty of perjury.

FURTHER AFFIANT SAYETH NOT.

WITNESS the Grantor's hand on this on this 20th day of January, 2022

Affiant:
the Roderic Stephen Sims Revocable Trust
dated April 10, 2019

Sheppora White, as Trustee

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Sheppora White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in _____ County, _____ this _____ day of _____, 2022.

_____
Notary Public
My Commission Expires:

See attach.

_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Fresno)

On 1·20·22 *Date* before me, Notary Public Jade Marie Calvillo *Here Insert Name and Title of the Officer*,

personally appeared Sheppora Tylana White *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JADE MARIE CALVILLO
Notary Public - California
Fresno County
Commission # 2344587
My Comm. Expires Feb 1, 2025

Signature Jade Marie Calvillo
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Certificate of Trust
Document Date: 1·20·22 Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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Tennessee Certification of Electronic Document

I, John Zelinke, 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 13, 2022 (date of document).

Affiant Signature

1/21/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21st day of January, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

