Karen Johnson Davidson County
Batch# 809382 DEEDWARR
02/22/2022 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20220222-0019852

Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crossroads Blvd, Suite 300
Brentwood, TN 37027
615-252-5965

WARRANTY DEED

Effective as of 23rd 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, **Music City Financial, LLC, a Texas 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,** 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. 107 on the Plan of Phase One - Final Plat Oakwood Subdivision, of record in Plat Book 6900, Page 935, Register's Office for said County, to which reference is made for a more complete description.

This real property being all, or part of the property conveyed by deed of record in **Instrument No.20220113-0004987** 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 2021 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 Williamson County, State of Tennessee on this the 23rd day of December, 2021

GRANTOR:

Music City Financial, LLC

N. Viddal

BY: Noah Viddal, Authorized Signer

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Noah Viddal**, with whom I am personally acquainted (or who as proved to me based on satisfactory evidence) and who, upon oath, acknowledged such person to be a member and the authorized signer to execute the instrument for **Music City Financial, LLC,** the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Noah Viddal**, for the company as a member and Authorized Signatory.

WITNESS my hand and seal, at office in State and County named herein on this 23rd day of December 2021.

Nashon Fondren
Notary Public

My Commission Expires: 01/08/2024

New Owner Name and Address to: BAF 3,LLC 5001 Plaza on the Lake #200 Austin, TX 78746 **Property Address:** 720 Oak Creek Drive Nashville, TN 37013 **Mail tax bills to:** BAF 3,LLC 5001 Plaza on the Lake #200 Austin, TX 78746 **Parcel I.D. Numbers:** 149 02 0 058.00	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 **$294,000.00** **AFFIANT** Subscribed and sworn to before me this 23rd day of December, 2021 Nashon Fondren **NOTARY PUBLIC** Commission expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John Zelinka 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 23, 2021 (date of document).

Affiant Signature

1/28/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 28th day of January, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

