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# 819280 DEEDWARR
03/10/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,063.12
20220310-0027956

WARRANTY DEED

Effective as of **28th day of February, 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, **Vicki M. Jones, a single woman** 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. 141 on the Map of Nawakwa Hills Pow Wow Addition, Section No. 4, of record in Book 974, Page 26, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Vicki M. Jones, an unmarried woman, by Warranty Deed from Rachod Mildton, Married, of record in Instrument No. 20150209-0011772, in the Register's Office of Davidson County, Tennessee, dated February 06, 2015 and recorded on February 09, 2015.

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** County, State of Tennessee on this the 25th day of February, 2022

GRANTORS:

Vicki Jones

Vicki M. Jones

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson
EKB

On this 25 day of February, 2022, before me personally appeared Vicki Jones, 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 25 day of February, 2022.

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Signature
My commission expires: 07/09/2024

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: 1517 Ocoee Trail Nashville, TN 37115 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: 063 02 0 105.00	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 287,330.00 Vicki Jones AFFIANT Subscribed and sworn to before me this 25 day of February, 2022 Ella K Butler NOTARY PUBLIC Commission expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, John Zelicka, 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 February 28, 2022 (date of document).

Affiant Signature

3/2/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 2nd day of March, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

