Karen Johnson Davidson County
Batch# 828340 DEEDWARRSP
03/25/2022 08:03:30 AM 15 pgs
Fees: $78.00 Taxes: $19,747.27
20220325-0034390

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PREPARED BY/RETURN TO:
BCHH, Inc. c/o Ashley Resko, Esq.
181 Montour Run Rd
Coraopolis, PA 15108
412-453-7430, aresko@bchhinc.com

MAIL TAX STATEMENTS TO:
BAF Assets 4, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

New Owner Name and Mailing Address: BAF ASSETS 4, LLC 5001 Plaza on the Lake Suite 200, Austin TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 25th day of February, 2022, is made and entered into by and between **BAF 3, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **BAF Assets 4, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Exhibit "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 8 day of February, 2022. AV

GRANTOR:

BAF 3, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Manager

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

MV The foregoing instrument was acknowledged before me this 8 day of FEB, 2022~~2021~~, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of BAF 3, LLC, who ☐ is personally known to me, or ☒ has produced **TX Driver's License** as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2025
Notary ID 131207092

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

09/01/2025
My Commission Expires

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $5,337,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

BAF Assets 4, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Manager

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Subscribed and sworn to before me on this 8 day of FEB, 2022 ~~2021~~, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of BAF Assets 4, LLC.

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2025
Notary ID 131267092

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

09/01/2025
My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 26 on the plan of JACKSON'S LANDING ESTATES, SECTION 2, of record at Plat Book 8250, Page 975, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 04/01/2021 at Instrument No. 20210401-0042789 in said Register's Office.

COMMONLY KNOWN AS:	1053 Donoho Dr, Old Hickory, TN 37138
PARCEL ID:	053 12 0 251.00
TITLE FILE NO:	AMSR22-2TN0001

TRACT 2:

BEING Lot 78 on the plan of CALUMET, PHASE 5, of record at Plat Book 9700, Page 383, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 04/01/2021 at Instrument No. 20210401-0043304 in said Register's Office.

COMMONLY KNOWN AS:	113 Shoemaker Dr, Antioch, TN 37013
PARCEL ID:	150 14 0A 078.00
TITLE FILE NO:	AMSR22-2TN0002

TRACT 3:

BEING Lot 126 on the plan of BROOKLYN HEIGHTS, E. C. SCRUGGS SUBIVISION OF LOTS NOS. 18-19-20-21-29-11 & 12 in Brooklyn Plan of record at Book 332, Page 140, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Said Lot No. 126 fronts 40 feet on the Northerly side of Brooks Avenue and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Grantor by deed recorded 05/25/2021 at Instrument No. 20210525-0070556 in said Register's Office.

COMMONLY KNOWN AS:	1814 A Seminary St, Nashville, TN 37207
PARCEL ID:	071 09 0 036.00
TITLE FILE NO:	AMSR22-2TN0006

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 4:

BEING Lot 1 on the plan of Resubdivision of Lots No. 27 & 28 on The Map of BROOKLYN HEIGHTS, of record at Plat Book 11190, Page(s) 58, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 10/21/2021 at Instrument No. 20211021-0141319 in said Register's Office.

COMMONLY KNOWN AS:	1825 Meade Ave, Nashville, TN 37207
PARCEL ID:	071 05 0 163.000
TITLE FILE NO:	AMSR22-2TN0067

TRACT 5:

BEING Lot 6 on the PLAN of SECTION 1, LAKEWOOD VILLAGE, of record at Plat Book 9700, Page 555, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 08/06/2021 at Instrument No. 20210806-0106282 in said Register's Office.

COMMONLY KNOWN AS:	1905 Port James Cir, Antioch, TN 37013
PARCEL ID:	165 09 0A 006.00
TITLE FILE NO:	AMSR22-2TN0087

TRACT 6:

BEING Lot 35 on the plan of MULLEN VALLEY, PHASE 2, of record at Plat Book 6250, Page 477, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 06/23/2021 at Instrument No. 20210623-0084420 in said Register's Office.

COMMONLY KNOWN AS:	2104 Mullen Cir, Nashville, TN 37217
PARCEL ID:	149 01 0A 035.00
TITLE FILE NO:	AMSR22-2TN0007

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 7:

BEING Lot 41 on the plan of STANFORD VILLAGE, SECTION 2, of record at Instrument No 20010226-0017614, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 07/27/2021 at Instrument No. 20210727-0100971 in said Register's Office.

COMMONLY KNOWN AS:	2124 Blake Dr, Antioch, TN 37013
PARCEL ID:	173 11 0A 062.00
TITLE FILE NO:	AMSR22-2TN0008

TRACT 8:

BEING Lot 213 on the plan of FINAL PLAT OF PHASES 4, 5 AND 6 OF BROOKVIEW SUBDIVISION, of record at Instrument No. 20060303-0025044, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 10/21/2021 at Instrument No. 20211021-0141399 in said Register's Office.

COMMONLY KNOWN AS:	2859 Creekbend Dr, Nashville, TN 37207
PARCEL ID:	059 04 0A 182.00
TITLE FILE NO:	AMSR22-2TN0009

TRACT 9:

BEING Lot 20 on the plan of REELFOOT SUBDIVISION, SECTION 1, of record at Plat Book 5200, Page 641, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 06/23/2021 at Instrument No. 20210623-0085023 in said Register's Office.

COMMONLY KNOWN AS:	3021 Reelfoot Dr, Nashville, TN 37214
PARCEL ID:	108 12 0 118.00
TITLE FILE NO:	AMSR22-2TN0010

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 10:

BEING Lot 73 on the plan of HARVEST GROVE (formally Tillman Property), SECTION 2, of record at Instrument No. 20140529-0046065, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 06/15/2021 at Instrument No. 20210615-0080756 in said Register's Office.

COMMONLY KNOWN AS:	309 Grovedale Trce, Antioch, TN 37013
PARCEL ID:	164 07 0A 111.00
TITLE FILE NO:	AMSR22-2TN0011

TRACT 11:

BEING Lot 9 on the plan of CHARLESTON SQUARE, PHASE 2, SECTION 4, of record at Plat Book 6900, Page 725, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 09/22/2021 at Instrument No. 20210922-0126994 in said Register's Office.

COMMONLY KNOWN AS:	400 Carlton Pl, Goodlettsville, TN 37072
PARCEL ID:	018 07 0 159.00
TITLE FILE NO:	AMSR22-2TN0012

TRACT 12:

BEING Lot 3 on the plan of ANTIOCH WOODS, SECTION ONE, of record at Plat Book 9700, Page(s) 639, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 09/17/2021 at Instrument No. 20210917-0125292 in said Register's Office.

COMMONLY KNOWN AS:	4041 Moss Rd, Antioch, TN 37013
PARCEL ID:	163 01 0 053.000
TITLE FILE NO:	AMSR22-2TN0078

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 13:

BEING Lot 266 on the plan of PEPPERTREE FOREST, SECTION 14, of record at Plat Book 7900, Page 501, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2021 at Instrument No. 20210323-0038215 in said Register's Office.

COMMONLY KNOWN AS:	4884 Peppertree Dr, Antioch, TN 37013
PARCEL ID:	165 14 0 153.00
TITLE FILE NO:	AMSR22-2TN0013

TRACT 14:

BEING Lot 6 on the plan of KENWOOD ESTATES, of record at Plat Book 9700, Page 137, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 06/09/2021 at Instrument No. 20210609-0077678 in said Register's Office.

COMMONLY KNOWN AS:	505 Allentown Rd, Old Hickory, TN 37138
PARCEL ID:	053 16 0 220.00
TITLE FILE NO:	AMSR22-2TN0014

TRACT 15:

BEING Lot 150 on the plan of HICKORY HIGHLAND PLACE, SECTION 2, PHASE 3, of record at Instrument No. 20020315-0032956, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 06/16/2021 at Instrument No. 20210616-0080892 in said Register's Office.

COMMONLY KNOWN AS:	5148 Highlander Dr, Antioch, TN 37013
PARCEL ID:	163 02 0 099.00
TITLE FILE NO:	AMSR22-2TN0015

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 16:

BEING Lot 26 on the plan of FARMINGHAM WOODS, PHASE 1 , of record at Plat Book 7900, Page 228, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 26 fronts 51.89 feet on the southerly margin of Colchester Drive and extends back 125.00 feet on the easterly line and 123.95 feet on the westerly line to a dead line in the rear measuring 37.21 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 04/08/2021 at Instrument No. 20210408-0046440 in said Register's Office.

COMMONLY KNOWN AS:	5927 Colchester Dr, Hermitage, TN 37076
PARCEL ID:	087 05 0A 026.00
TITLE FILE NO:	AMSR22-2TN0016

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1053 DONOHO DR, OLD HICKORY, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8250, Page 975, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 11408, Page 563 and Book 1116, Page 130, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (113 SHOEMAKER DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 383; Plat Book 9751, Page 92; Plat Book 7572, Page 594; and Plat Book 7682, Page 564, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 6900, Page 649 and Book 7566, Page 664, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (1814 A SEMINARY ST, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 332, Page 140, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (1825 MEADE AVE, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 11190, Page 58, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 5 (1905 PORT JAMES CIR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 555; Plat Book 9700, Page 464, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 10753, Page 41; Book 11425, Page 410; Book 11512, Page 714; Book 1421, Page 342, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in Instrument(s) recorded at Instrument No. 20000824-0083642, in the Register's Office of Davidson County, Tennessee.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 10951, Page 68(4), in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 6 (2104 MULLEN CIR, NASHVILLE, TN 37217) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Page 477, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 7 (2124 BLAKE DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument Number 20010226-0017614, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth inInstrument(s) recorded at Instrument Number 20000228-0019107, 20000301-0020280, 20010319-0026310, 20041108-0134207, & 20000217-0016311, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in Instrument(s) recorded at Book 2590, Page 545, Book 2739, Page 637, Book 2740, Page 181, Book 4218, Page 425, Book 4229, Page 43 and Book 11263, Page 503, Instrument No. 20000724-0072956, & 20080701-0067588, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 8 (2859 CREEKBEND DR, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20060303-0025044, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Instrument No(s). 20050207-0013977, 20050311-0027337 and 20060512-0055856, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in Instrument(s) recorded at Book 11472, Page 960, in the Register's Office of Davidson County, Tennessee.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No. 20051003-0118192, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 9 (3021 REELFOOT DR, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 641, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 10 (309 GROVEDALE TRCE, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20140529-0046065, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Instrument No(s). 20060628-0077382, 20060519-0059378 and 20201109-0131069, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in Instrument(s) recorded at Instrument No(s). 20060830-0107233 and 20040707-0080492, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 11 (400 CARLTON PL, GOODLETTSVILLE, TN 37072) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 725, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 12 (4041 MOSS RD, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 639, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 10901, Page 258, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 13 (4884 PEPPERTREE DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 501, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 14 (505 ALLENTOWN RD, OLD HICKORY, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 137, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 15 (5148 HIGHLANDER DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 200203150032956, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 16 (5927 COLCHESTER DR, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 228, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded for Farmingham Woods Homeowners, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Lloyd E Jones Jr., 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 2 / 25 / 2022 (date of document).

Affiant Signature

02 / 23 / 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23rd day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/2/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157