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# 847109 DEEDWARR
04/28/2022 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,278.35
20220428-0049110

WARRANTY DEED

Effective as of **20th day of April, 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, **Jose A. Lara a/k/a Jose Antonio Lara Vasquez, an unmarried man** 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. 1 on the Plan of Section One, Lakewood Village, RS10 Residential P.U.D. of record in Plat Book 9700, Page 555, Register's Office for Said County, to which reference is made for a more complete description.

Being the same property conveyed to Jose A. Lara, Married, by Warranty Deed from T. F. Homes, LLC, of record in Instrument No. 20030402-0043172 in the Register's Office of Davidson County, Tennessee, Dated March 28, 2003 and recorded on April 02, 2003. Said Rosalba Patino Rodriguez and Jose Antonio Lara Vasquez have since divorced at Case No. 20D-1110, in the Third Circuit Court for 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 **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 19 day of April, 2022

GRANTORS:

Jose A Lara

Jose A. Lara a/k/a Jose Antonio Lara Vasquez

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson

On this 19th day of April, 2022, before me personally appeared Jose A. Lara a/k/a Jose Antonio Lara Vasquez, 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 19th day of April, 2022.

KATELYNN ELIZABETH KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Katelynn King
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: 1800 Lakewood Village Drive Antioch, TN 37013 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: 165 09 0A 001.00	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 345,500.00 AFFIANT Subscribed and sworn to before me this 19 day of April, 2022 NOTARY PUBLIC Commission expires: _____

KATELYNN ELIZABETH KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 April 20, 2022 (date of document).

Taylor Hutson
Affiant Signature

4/21/22
Date

State of Tennessee

County of Shelby

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

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

