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# 847902 DEEDWARR
04/29/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20220429-0049529

WARRANTY DEED

Effective as of **21st 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, **Galen Higgins, a married 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. 55 on the Plan of Southfork, Section Two, of record in Plat Book 6250, Page 386, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Galen Higgins, a single man, by Warranty Deed from Erin N. Carini Karb and Michael B. Karb, tenants in common with rights of survivorship, of record in Instrument No. 20160926-0100839, Register's Office for Davidson County, Tennessee, dated September 6, 2016 and recorded on September 26, 2016.

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 21 day of April, 2022

GRANTORS:

Galen Higgins

STATE OF Alabama
COUNTY OF Jefferson

On this 21 **day of** April **, 2022, before me personally appeared Galen Higgins, 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 21 **day of** April **, 2022.**

AMANDA ERVIN NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Signature
My commission expires: 9/17/25

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: 608 Pebblestone Court Old Hickory, TN 37138 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 12 0 050.00	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 356,000.00 AFFIANT Subscribed and sworn to before me this 22nd day of April, 2022 NOTARY PUBLIC Commission expires: 6/2/25

ADAN FLEMING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMMISSION EXPIRES: JUNE 2, 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 21, 2022 (date of document).

Affiant Signature

4/22/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 22nd day of April, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

