**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# 848790 DEEDWARR
04/29/2022 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,467.05
20220429-0050306

# WARRANTY DEED

Effective as of **22nd 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, **JaKela Parker, Executrix of The Estate of Samuel J. Parker** 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. 18, on the Plan of Dry Creek Pointe Section One, of record in Plat Book 7900, Page 737, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Samuel J. Parker, unmarried, by Quit Claim Deed from Kimberly P. Parker, unmarried, of record in Instrument No. 20200626-0069381, in the Register's Office for Davidson County, Tennessee, dated June 23, 2020 and recorded on June 26, 2020. The said Samuel J. Parker being deceased as of June 15, 2021 (also see Probate at Case No. 21P-1892).

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:

The Estate of Samuel J. Parker

By: JaKela Parker, Executrix

JaKela Parker, Executrix

**STATE OF TENNESSEE**
**COUNTY OF SHELBY**

**On this 21 day of April, 2022, before me personally appeared JaKela Parker, Executrix of The Estate of Samuel J. Parker, 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 21st day of April, 2022.**

Katelynn King

**Notary Signature**
**My commission expires:**

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

| | |
|---|---|
| New Owner Name and Address to:<br>BAF 3, LLC, a Delaware Limited Liability Company<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Property Address:<br>206 Nathan Drive<br>Goodlettsville, TN 37072<br><br>Mail tax bills to:<br>BAF 3, LLC, a Delaware Limited Liability Company<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Parcel I.D. Numbers: 033 04 0B 018.00 | 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 396,500.00<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 21st day of April, 2022<br><br>NOTARY PUBLIC<br><br>Commission expires: _____ |

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

**Tennessee Certification of Electronic Document**

I, Jeb Zelik, 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 22, 2022 (date of document).

Affiant Signature

4/25/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 25th day of April, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

