Karen Johnson Davidson County
Batch# 854266 DEEDWARR
05/12/2022 11:59:30 AM 6 pgs
Fees: $33.00 Taxes: $1,339.40
20220512-0054800

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $362,000.00

Stephanie Tremmel
Affiant

Subscribed and sworn to before me, this 3 day of May, 2022.

Notary Public
My commission expires:

TAYLOR HUTSON
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BAF 3, LLC, a Delaware Limited Liability Company	**BAF 3, LLC, a Delaware Limited Liability Company**	**064130A00300CO**
5001 Plaza On The Lake, #200	**5001 Plaza On The Lake, #200**	
Austin, TX 78746	**Austin, TX 78746**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nancy Schuch, Trustee under the Irrevocable Trust Agreement of Albert Robison dated November 4, 2013

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BAF 3, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of The Villages at South Fork, of record in Plat Book 6900, Page 482, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Nancy Schuch, Trustee under the Irrevocable Trust Agreement of Albert Robison dated November 4, 2013, by Quitclaim Deed from Hailey Robison, Trustee under the Revocable Trust Agreement of Albert Robison, dated April 4, 2012, dated November 4, 2013, of record in Instrument No. 20131113-0117047, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 673 Hardin Shire Dr, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

The Irrevocable Trust Agreement of Albert Robison dated November 4, 2013

Date: 5/3/22

By: Nancy Schuch, Trustee *
*See Exhibit A

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Nancy Schuch with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Trustee of The Irrevocable Trust Agreement of Albert Robison dated November 4, 2013 and that she is authorized by The Irrevocable Trust Agreement of Albert Robison dated November 4, 2013 to execute this instrument on its behalf

Witness my hand, at office, this 3RD day of May 2022, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARY B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Exhibit A

Certificate of Trust

BEFORE ME, the undersigned authority, on this day personally appeared Nanch Schuch as Trustee, who being first duly sworn, deposes and says that:

1. The following Trust is the subject of this Affidavit:
   Irrevocable Trust Agreement of Albert Robinson dated November 4, 2013

2. The names of the currently acting Trustee is:
   i. Nancy Schuch as Trustee

3. The legal description of the real estate held by the Trust is:

   Land in Davidson County, Tennessee, being all of Lot No. 3, on the Plan of The Villages at Southfork, a Planned Unit Development, as shown by plat appearing of record in Plat Book 6900, Page 482, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

   a. There are no co-trustees.

4. The Trust is currently in full force and effect.

5. The signatory hereof is currently the acting Trustee of the Trust named herein.

6. The signatories hereof have been granted full power and authority under the Trust provisions to take the following action(s), to wit:

   i. to sell; to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing; to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee; to release, convey or assign any right, title use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel.

7. Every deed, trust deed, mortgage, lease, management agreement or other instrument executed by Trustee in relation to said real estate shall be conclusive evidence in favor

of every person relying upon or claiming under any such conveyance, lease or other instrument:

a. That at the time of the delivery thereof the trust created by said Trust Agreement was in full force and effect;

b. That such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said IRREVOCABLE LIVING TRUST AGREEMENT and binding upon all beneficiaries thereunder;

c. That Trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument;

d. If the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust; and

The following individual(s) are duly appointed as the Successor Trustee(s) with the same powers as stated herein:

Nancy Schuch, as Trustee

The signatory hereof declare that the foregoing statements are true and correct, under penalty of perjury.

FURTHER AFFIANT SAYETH NOT.

WITNESS the Grantor's hand on this on this 3rd day of May, 2022

Affiant:
Irrevocable Trust Agreement of Albert Robinson dated November 4, 2013

Nancy Schuch, as Trustee

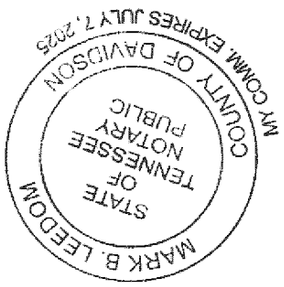
STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Nancy Schuch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson County, TN this 3rd day of May, 2022.

Notary Public
My Commission Expires:
7/7/25



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 May 3, 2022 (date of document).

Taylor Hutson
Affiant Signature

5/4/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 4th day of May, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

