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# 857199 DEEDWARR
05/17/2022 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,783.40
20220517-0056838

WARRANTY DEED

Effective as of **9th day of May, 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, **Benjamin S. Platt and Megan A. Platt, husband and wife** 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:

Being Lot No. 342, on the plan of Section Three, Bradford Hills, of record in Plat Book 7900, Page 239, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin S. Platt and wife, Megan A. Platt by Warranty Deed from Douglas V. Smelser and Nancy J. Rankin, husband and wife, of record in Instrument No. 20130801-0080118, in the Register's Office of Davidson County, Tennessee, dated July 31, 2013 and recorded on August 01, 2013.

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 9th day of May, 2022

GRANTORS:

Benjamin S. Platt

Megan A. Platt

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 7th day of May, 2022, before me personally appeared Benjamin S. Platt and Megan A. Platt, 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 7th day of May, 2022.

JAMES F. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-6-2024

Notary Signature
My commission expires: 03-06-2024

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: 1508 Roundhill Court Nashville, TN 37211 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: 172 12 0A 076.00	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 482,000.00 AFFIANT Subscribed and sworn to before me this 9th day of May, 2022 Stephanie Tremmel NOTARY PUBLIC Commission expires: 5/8/2023

STEPHANIE TREMMEL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Tennessee Certification of Electronic Document

I, Jonathan Boggus, 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 9, 2022 (date of document).

Affiant Signature

5/10/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 10th day of May, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY