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# 860748 DEEDWARR
05/23/2022 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220523-0059711

WARRANTY DEED

Effective as of **16th 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, **Barbara Ann Wilson** 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. 251 on the Plan of Subdivision of Windsor Green, Phase II- Section II, of record in Plat Book 6900, Page 549, Register's Office for Davidson County, Tennessee.

Said Lot No. 251 fronts 51.73 feet on the Southeasterly margin of Buckingham Court and extends back 158.66 feet on the Northeasterly line and 153.09 feet on the Southwesterly line to a dead line in the rear measuring 105.87 feet thereon.

Being the same property conveyed to Barbara A. Nath, by Quitclaim Deed from Ernest J. Nath, of record in Instrument No. 20010607-0060022,in the Register's Office of Davidson County, Tennessee, dated June 04, 2021 and recorded on June 07, 2001.

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 16 day of May, 2022

GRANTORS:

Barbara Ann Wilson

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson

On this 16 day of May, 2022, before me personally appeared Barbara Ann Wilson, 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 16 day of May, 2022.

Notary Signature
My commission expires: 11-03-2025

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

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: 118 Buckingham Court Goodlettsville, TN 37072 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: 026 07 0 195.00	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 405,000.00 AFFIANT Subscribed and sworn to before me this 16 day of May, 2022 NOTARY PUBLIC Commission expires: 11-03-2025

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

Tennessee Certification of Electronic Document

I, John Zelinka, 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 16, 2022 (date of document).

Affiant Signature

5/18/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 18th day of May, 2022

Stephanie Trammel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

