Karen Johnson Davidson County
Batch# 861516 DEEDWARR
05/24/2022 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20220524-0060029

WARRANTY DEED

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: May 08, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS 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	182060A024.00
(NAME)	(NAME)	
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Effective May 18, 2022, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Maung La Nu n/k/a La Nu Nshanghku, Ze Lam, and Ja Doi Ra, unmarried, joint tenants,** 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:

BEING Lot No. 24 on the Plan of Final Plat of Section One, Old Hickory Hills, RS10 Subdivision w/Cluster Lot Option (RS5), as shown by plat of record in Instrument #20011023-0115382, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maung La Nu n/k/a La Nu Nshanghku, and wife, Ze Lam and Ja Doi Ra, unmarried, joint tenants by Warranty Deed from William T. Gregory, unmarried, of record in Instrument No. 20190429-0039155, in the Register's Office of Davidson County, Tennessee, dated April 26, 2019 and recorded on April 29, 2019.

unimproved ☐

This is improved ☑ property, known as 7863 Rainey Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness our hands this 18th day of May, 2022.

Maung La Nu n/k/a La Nu Nshanghku

Ze Lam

Ja Doi Ra

State of Tennessee
County of Rutherford

Personally appeared before me Maung La Nu n/k/a La Nu Nshanghku, Ze Lam, and JaDoi Ra, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of May, 2022.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2024

File No.: 2668

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

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 18, 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 Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

