Karen Johnson Davidson County
Batch# 866236 DEEDWARR
06/02/2022 10:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20220602-0063596

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Paula M. Friedman
Affiant

EMILY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2022.

Emily Miller
Notary Public
MY COMMISSION EXPIRES: 11/13/2023
File No. G22-16219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
BAF 3, LLC, a Delaware Limited Liability Company (NAME)	BAF 3, LLC, a Delaware Limited Liability Company (NAME)	126-15-0A-269-00
5001 Plaza on the Lake, #200 (STREET ADDRESS)	5001 Plaza on the Lake, #200 (STREET ADDRESS)	
Austin, TX 78746 (CITY) (STATE) (ZIP)	Austin, TX 78746 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Paula M. Friedman and Douglas A. Friedman, wife and husband**, 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. 68, as shown on the plan of "Section Seven, BOONE TRACE AT BILTMORE", of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paula M. Friedman and Douglas A. Friedman, wife and husband by Deed dated March 28, 2002, recorded April 5, 2002, in Instrument Number 20020405-0041867, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8121 Settlers Way, Nashville, TN 37221.

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. Whenever 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 my/our hand(s) this 25th day of May, 2022.

Paula M. Friedman

Paula M. Friedman

Douglas A. Friedman

STATE OF Tennessee
COUNTY OF Hamilton

On this 25th day of May, 2022, before me personally appeared Paula M. Friedman, 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 25th day of May, 2022.

EMILY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Signature
My commission expires: 11/13/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2022, before me personally appeared Douglas A. Friedman, 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 25th day of May, 2022.

Notary Signature
My commission expires: _____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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. Whenever 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 my/our hand(s) this 25th day of May, 2022.

Paula M. Friedman

Douglas A. Friedman

STATE OF _____
COUNTY OF _____

On this 25th day of May, 2022, before me personally appeared Paula M. Friedman, 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 25th day of May, 2022.

Notary Signature
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2022, before me personally appeared Douglas A. Friedman, 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 25th day of May, 2022.

Notary Signature
My commission expires: 11/28/26

WILSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 25, 2022 (date of document).

Affiant Signature

5/27/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 27th day of May, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

