SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

BAF 3, LLC., a Delaware Limited Liability Company
5001 Plaza on the Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

Karen Johnson Davidson County
Batch# 869303 DEEDWARR
06/10/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220610-0066019

MAP/PARCEL: 074-16-0-168.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **LARRY LEE ALEXANDER, a single person,** has this day bargained and sold and does hereby transfer and convey unto, **BAF 3, LLC., a Delaware Limited Liability Company,** its successors and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Being Lot No. 965 of Hermitage Hills, Section 11, as of record in Book 3600, Page 30, Register's Office for said County, more particularly described as follows:

BEGINNING at a point on the Northerly margin of Hickory Hill Lane; and going along said Northerly margin in Westerly direction a distance of 109.88 feet to a point; thence in an arc in a Northwesterly direction a distance of 40.27 feet to a point on the Easterly margin of Bonnacreek Drive; thence Northerly along said Bonnacreek Drive distance of 43.54 feet. to a point; thence still along the Easterly margin of Bonnacreek Drive, in a Northerly direction a distance of 66.0 feet to a point; thence Easterly a distance 120.27 feet to a point; thence Southerly a distance of 90.45 feet to the point of beginning.

FOR source of title to said realty reference is made to Last Will and Testament of John Travis Alexander (d.o.d January 3, 2012) and whose estate being duly probated in the Seventh Circuit Court for Davidson County, Tennessee Docket Number 12P158 on February 2, 2012. Further reference is made to Warranty Deed from Trank Tatum and Wife, Edna Mae Tatum to John T. Alexander (d.o.d 1/3/2012) and wife, Pauline B. Alexander (d.o.d 5/26/2000) of record in Book 4617, Page 818, Register's Office for Davidson County, Tennessee, dated July 10, 1972 and recorded on July 11, 1972.

The said Pauline B. Alexander having since died May 26, 2000; vesting John T. Alexander as surviving tenant.

The said John T. Alexander having since died on January 3, 2012 leaving Last Will and Testament recorded as Instrument No. 20150113-0003440 in said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2022 will prorated between the parties herein.

This is improved property known as 2036 Hickory Hill Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2022 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his pro-rata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 31st day of May, 2022.

LARRY LEE ALEXANDER

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Larry Lee Alexander, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 31st day of May, 2022.

NOTARY PUBLIC

TRACEY GULLETT
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires: 1/15/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $415,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 2 day of ~~May~~ June, 2022.

NOTARY PUBLIC

My commission expires:

MEGHAN FERNALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: AUGUST 3, 2025

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 June 2, 2022 (date of document).

Affiant Signature

6/2/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 2nd day of June, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

