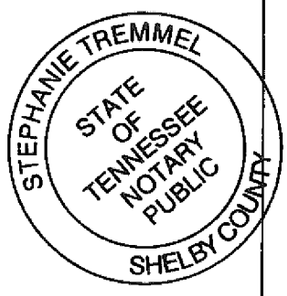
WARRANTY DEED

File #2022050340



STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2022.

Stephanie Tremmel
Notary Public

MY COMMISSION EXPIRES: May 8, 2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 870846 DEEDWARR
06/14/2022 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220614-0067388

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

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	151-09-0A-123.00-CO
(NAME) 5001 Plaza on the Lake, #200	(NAME) 5001 Plaza on the Lake, #200	
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/WE, **Osvaldo Soto and Brenda Soto, husband and wife,** 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. 123, Phase I, Section 1. Long Hunter Chase, a Planned Unit Development, as the same appears of record in Plat Book 7900, Page 829, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Osvaldo Villegas Soto and Brenda Soto, husband and wife, by warranty deed from Diana K McCarty and husband, Bernard C McCarty, dated 4/16/2012, of record in Instrument No. 20120423-0034216, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **6532 Arvington Way, 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 6th day of June, 2022.

Osvaldo Soto

Brenda Soto

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Osvaldo Soto and Brenda Soto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 6th day of June, 2022.

Commission expires:

8/22/22

Notary Public

Rutherford County
Vanessa E. Allen
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

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 June 6, 2022 (date of document).

Affiant Signature

6/7/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 7th day of June, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

