Karen Johnson Davidson County
Batch# 871439 DEEDWARR
06/14/2022 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220614-0067768

Prepared by and return to:
Stevie Friesth, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

WARRANTY DEED

Effective as of **7th day of June, 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, **Dustin L. Halstead and Amanda Halstead, husband and wife** 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. 283, on the Plan of Forest View Park, Section VIII, of record in Plat Book 6900, Page 633, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dustin L. Halstead and wife, Amanda Halstead, by Warranty Deed from Donna Kelly, unmarried, of record in Instrument No. 20130304-0021450, in the Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 4, 2013.

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 4th day of June, 2022

GRANTORS:

Dustin L. Halstead

Amanda Halstead

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~SHELBY~~ Okaloosa

On this 4 **day of** June **, 2022, before me personally appeared Dustin L Halstead and Amanda Halstead, 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 4 **day of** June **, 2022.**

Amy L. Castonguay
Notary Signature
My commission expires: July 5, 2024

AMY L. CASTONGUAY
Notary Public-State of Florida
Commission # HH 124019
My Commission Expires
July 05, 2024

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: 1204 Curran Court Nashville, TN 37013 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: 150 09 0A 129.00	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 325,000.00 AFFIANT Subscribed and sworn to before me this 1 day of June, 2022 NOTARY PUBLIC Commission expires: 8/3/25

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 7, 2022 (date of document).

Affiant Signature

6/8/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 8th day of June, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

