Karen Johnson Davidson County
Batch# 876170 DEEDWARR
06/23/2022 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20220623-0071665

WARRANTY DEED

STATE OF ~~TENNESSEE~~ NorthCarolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-19-2026
(AFFIX SEAL)

MADELINE E HARRISON
Notary Public
Lincoln
County
My Comm. Exp.
10-19-2026
NORTH CAROLINA

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 10735 David Taylor Drive, Suite 200, Charlotte, NC 28262

File No.: TN-22-07910

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
BAF 3, LLC, a Delaware limited liability company	BAF 3, LLC, a Delaware limited liability company	
(NAME) 5001 Plaza on the Lake	(NAME) 5001 Plaza on the Lake	163-01-0-041.00
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-One Thousand And No/100 Dollars ($351,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DENNIS RAY LEWIS AND WIFE, IDA CHASON LEWIS**, 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. 42, on the Plan of Hickory Highland Place, Phase I of record in Book 9700, Page 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dennis Ray Lewis and wife, Ida Chason Lewis by Warranty deed from Richard Zeitlin Construction Co., Inc of record in Book 10533, page 352, Register's Office for Davidson County, Tennessee, dated July 15, 1997 and recorded on July 17, 1997.

unimproved ☐
This is improved ☒ property, known as 4132 Highlander Court, Antioch, TN 37013
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Dennis Ray Lewis and wife, Ida Chason Lewis this 17 day of June, 2022.

Dennis Ray Lewis

Ida Chason Lewis

STATE OF TENNESSEE

COUNTY OF Wilson

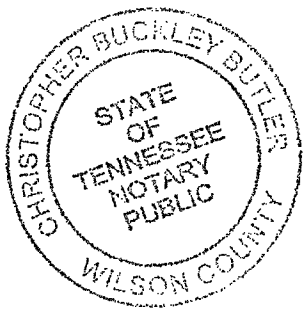
I, , a Notary Public for the of and State of , do hereby certify that Dennis Ray Lewis and wife, Ida Chason Lewis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th of June, 2022.

Notary Public

My Commission Expires: 8/19/25

(SEAL)



CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, ADAM DIAMOND, 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 this 17 day of June, 2022.

Adam Diamond | Custodian

6.17.2022
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, ADAM DIAMOND, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 17 day of June, 2022.

Notary Public
My commission expires on: 10.02.2023

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY