Karen Johnson Davidson County
Batch# 878777 DEEDWARR
06/27/2022 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220627-0073360

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Shelby

Actual consideration or value, whichever is greater is $350,000.00.

Affiant

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

Subscribed and sworn before me this the 16th day of June, 2022.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
BAF 3, LLC, A Delaware Limited Liability Company 5001 Plaza On The Lake, #200 Austin, TX 78746	New Owner	150-08-0 068.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL CHAMBERS, unmarried, AND DAVID BURKE, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BAF 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 492, Towne Village Subdivision, Section V, of record in Book 6250, Page 783 and 784, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Burke and Michael Chambers, by deed dated 03/02/2020, from Betty Garretson, of record in Instrument No. 20200414-0038810, Register's Office for said County. The said Angela Burke is joining in this conveyance to convey any and all marital interest she may have in the said property.

Also being the same property conveyed to Betty J. Garretson, by deed dated 12/14/2005, from Michael True, of record in Instrument No. 20051216-0151128, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1116 Sebetha Ct, Nashville, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this the 16th day of June, 2022.

Michael Chambers

David Burke

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Chambers and David Burke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2022.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202206270073360

Witness my hand this the 16th day of June, 2022.

Angela Burke

Angela Burke

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela Burke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2022.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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 21, 2022 (date of document).

Affiant Signature

6/22/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 22nd day of June, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

