Karen Johnson Davidson County
Batch# 879349 DEEDWARR
06/28/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220628-0074154

WARRANTY DEED

MICHELLE H. IQBAL NOTARY PUBLIC MECKLENBURG COUNTY, NORTH CAROLINA

STATE OF ~~TENNESSEE~~ NC
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 2.21.2027
(AFFIX SEAL)

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

File No.: TN-22-07196

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 Suite 200	(NAME) 5001 Plaza on the Lake Suite 200	164-13-0-002.00
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **URBAN HOME SOLUTIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, 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. 286 on the plan of Asheford Crossing, Section 1, a planned unit development of record in Book 7900, Page 937, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Urban Home Solutions, LLC, a Georgia Limited Liability Company by Cash Deed for Tennessee deed from Isaias Garcia and wife, Rosa Garcia of record in Instrument No. 20220623-0071895 Register's Office for Davidson County,Tennessee, dated June 8, 2022 and recorded on June 23, 2002.

unimproved ☐
This is improved ☒ property, known as 101 Cedar Ash 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 Urban Home Solutions, LLC, a Georgia limited liability company this 8th day of June, 2022

Urban Home Solutions, LLC, a Georgia limited liability company

BY: _____

State of ~~Tennessee~~ Georgia
County of Clarke

I, Mashonda Henson, a Notary Public for the said County and State, do hereby certify that Mauricio Salazar personally appeared before me this day and acknowledged that (s)he is the Owner of Urban Home Solutions, LLC, a Georgia limited liability company, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 8th day of June, 2022.

_____ Notary Public

Mashonda Henson
Notary's Printed or Typed Name

My Commission Expires:
04/27/2024

MASHONDA HENSON
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 27, 2024
CLARKE COUNTY, GEORGIA

Attachment

True Copy Certification

I, Alina Draghici, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Document date: 06/08/2022

Alina Draghici

Signature date: 06/15/2022

State of North Carolina

County of Mecklenburg

Personally appeared before me Mackenzie B Stroupe (name of notary), a notary public for this county and state, Alina Draghici (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Document date: 06/08/2022

Mackenzie B Stroupe

Notary Signature

Signature date: 06/15/2022

My commission Expires: 10-19-2026

Notary Seal (if on paper)

MACKENZIE B STROUPE
Notary Public
Rowan
County
My Comm. Exp.
10-19-2026
NORTH CAROLINA