Karen Johnson Davidson County
Batch# 879586 DEEDWARR
06/28/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220628-0074526

Name and Address of New Owner:
BAF 3, LLC, a Delware limited liability company
5001 Plaza On The Lake
Suite 200
Austin, TX 78746

Send Tax Statements To:
New Owner
BAF 3, LLC, a Delaware limited liability company
5001 Plaza On The Lake
Suite 200
Austin, TX 78746

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22061093

Map and Parcel: 164 08 0B 079.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hensley Group LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **BAF 3, LLC, a Delware limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 57 on the Final Plat of Lakewalk, Section Two, of record in Instrument No. 20060209-0016039, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Hensley Group LLC by Warranty Deed filed for record on May 26, 2022 in Instrument Number 20220526-0061407, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Lakewalk of record in Instrument Number 20050127-0010145; All matters as set forth on plat of record in Instrument Number 20060209-0016039; Stormwater Detention Agreement of record in Instrument Number 20040209-0015320; HOA Charter of record in Instrument Number 20050125-0003996; By-Laws of Lakewalk Homeowners' Association, Inc. of record in Instrument Number 20050128-0010524; Quitclaim Deed to Lakewalk Homeowners' Association of record in Instrument Number 20060907-0110530; Grant of Transmission Line Easement of record in Book 4425, page 575; All matter including but not limited to a right of way easement as set forth in Book 4563, page 896; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1224 Maritime Port, Antioch, 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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 21st day of June, 2022.

Hensley Group LLC

BY: _____

Michael Eric Hensley, Managing Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Eric Hensley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Hensley Group, LLC and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and seal this 21 of June, 2022.

_____

Notary Public

My Commission Expires: 4/19/2026

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 21st day of June, 2022.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____

Notary Public

My Commission Expires: 10.02.2023

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 21 day of June, 2022.

Adam Diamond | Custodian

6/21/2022
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 21 day of June, 2022.

Notary Public
My commission expires on: 10.02.2023

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY