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

Karen Johnson Davidson County
Batch# 880790 DEEDWARR
06/29/2022 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20220629-0075426

WARRANTY DEED

Effective as of **23rd 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, **Mercatura Group, LLC, an Arizona Limited Liability Company** 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. 47 on the Plan of Belle Acres - Section One - Revised, Lots 1 thru 7, 42 thru 44, 46 thru 51, as of record in Plat Book 5200, Page 227, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mercatura Group, LLC , by Warranty Deed from Dianne S. Hall and Greg A. Hall, of record in Instrument No. 20220628-0074590 , in the Register's Office of Davidson County, Tennessee.

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~~ Maricopa County, State of ~~Tennessee~~ Arizona on this the 22nd day of June, 2022

GRANTORS:

Mercatura Group, LLC, an Arizona Limited Liability Company

By: _____
Victor Heredia, Authorized Signer

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~SHELBY~~ Maricopa

Before me, Melissa Williams Notary Public of the state and county mentioned, personally appeared Victor Heredia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Mercatura Group, LLC, the within named bargainor, a Limited Liability Company, and that such Victor Heredia as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in ~~Home~~ Arizona, this 22nd day of June, 2022.

_____
Notary Signature

Printed Name: Melissa Williams

My commission expires: 5/23/2024

MELISSA WILLIAMS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 583577
Expires May 23, 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: 2117 Farley Place Nashville, TN 37210 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: 095 05 0A 047.00	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 351,000.00 _____ AFFIANT Subscribed and sworn to before me this 29th day of June, 2022 _____ NOTARY PUBLIC Commission expires: 6/2/25

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 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 23, 2022 (date of document).

Affiant Signature

6/28/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 28th day of June, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

