Karen Johnson Davidson County
Batch# 884238 DEEDWARR
07/05/2022 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220705-0077471

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

WARRANTY DEED

Effective as of **5th day of July, 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, **Stephen T. Goheen and Rita S. Goheen, a married couple** 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 Number 11 on the Plan of Glenwood Trace Section 1 of record in Book 6900, Page 359, Register's Office for said County.

Said Lot 11 fronts 130.0 feet on the Easterly margin of Sawyer Brown Road and extends back 304.98 feet on the Northerly line and 299.82 feet on the Southerly line to a dead line in the rear, measuring 102.06 feet thereon together with and subject to an easement for private drive and ingress and egress of record in Book 7647, Page 749, said Register's Office.

Being the same property conveyed to Stephen T. Goheen and Rita S. Goheen, Husband and Wife, by Special Warranty Deed from U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage pass-through Certificates, Series 2006-WF2, by and through its duly appointed Attorney-in-fact, Wells Fargo Bank, N.A., of record in Instrument No. 20140520-0043083, in the Register's Office of Davidson County, Tennessee, dated April 24, 2014 and recorded on May 20, 2014.

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** County, State of Tennessee on this the 1 day of July, 2022

GRANTORS:

Stephen T. Goheen

Rita S. Goheen

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson

On this 1 day of July, 2022, before me personally appeared Stephen T. Goheen and Rita S. Goheen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of July, 2022.

Notary Signature
My commission expires:

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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: 7742 Sawyer Brown Road Nashville, TN 37221 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: 128 07 0A 011.00	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 450,000.00 Kristen Gerinski AFFIANT Subscribed and sworn to before me this 1 day of July, 2022 Katelynn King NOTARY PUBLIC Commission expires: _____

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Tennessee Certification of Electronic Document

I, R. Alan Alsobrook, 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 July 5, 2022 (date of document).

Affiant Signature

7/5/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 5th day of July, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

