This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
BAF 3, LLC, a Delaware Limited Liability Company
5001 Plaza On The Lake, #200
Austin, TX 78746

MORTGAGEE:
None

SEND TAX BILL TO:
BAF 3, LLC, a Delaware Limited Liability Company
5001 Plaza On The Lake, #200
Austin, TX 78745

MAP/PARCEL:
050 03 0B 201.00

WARRANTY DEED

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Fidel Suarez Fernandez, a single man,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **BAF 3, LLC, a Delaware Limited Liability Company**, hereinafter called the "GRANTEE", its successors and representatives, 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. 114, on the Amended Plan of Mulberry Downs, Phase 1B** of record in Plat Book 7900, Page 818, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fidel Suarez Fernandez, a single man, by Warranty Deed from Keith M. Drone and Jenny Drone, husband and wife, of record in Instrument No. 20190215-0014293, in the Register's Office for Davidson County, Tennessee, dated February 5, 2019 and recorded on February 15, 2019.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **1830 Apple Valley Circle, Nashville, Tennessee 37207.**

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, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and representatives, 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.

Karen Johnson Davidson County
Batch# 886531 DEEDWARR
07/08/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,615.05
20220708-0079098

WITNESS my hand this the **7th** day of **July, 2022**.

7-7-22

Fidel Suarez Fernandez

STATE OF TENNESEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Fidel Suarez Fernandez**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of July, 2022.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual value or consideration, whichever is greater, for this transfer is $436,500.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of July, 2022.

Stephanie Tremmel
NOTARY PUBLIC

My Commission Expires: May 8, 2023

File No. 22067079

STEPHANIE TREMMEL STATE OF TENNESSEE NOTARY PUBLIC SHELBY 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 July 8, 2022 (date of document).

Affiant Signature

7/8/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 8th day of July, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

