Karen Johnson Davidson County
Batch# 918370 DEEDWARRSP
09/19/2022 12:11:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220919-0104126

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Prepared by, and after recording, return to:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108
Attention: Ashley Resko, Esq.
412-453-7430, aresko@bchhinc.com

New Owner Name and Mailing Address:
BAF 2, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 24 day of August, 2022, is made and entered into by and between **ARC Rental MSR I, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **BAF 2, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 15th day of August, 2022.

GRANTOR:

ARC Rental MSR I, LLC,
now known as BAF Assets 5, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Name: **Jay Eckert**
Title: **Authorized Signer**

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 15th day of August, 2022, by Jay Eckert, as Authorized Signer of Main Street Renewal LLC, the Authorized Signor of ARC Rental MSR I, LLC, now known as BAF Assets 5, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL: NOTARY PUBLIC STATE OF TEXAS
ANGELITA L ESQUIVEL
Notary ID #130069174
My Commission Expires
February 4, 2023

_____
Notary Public
Commission Expires: **02/04/2023**

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is ~~$ 0.00~~ $10.00 (or), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

BAF 2, LLC

By: _____

Name: Jaeden Yoshikawa

Title: Agent

COMMONWEALTH OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 25th day of August, 2022, by Jaeden Yoshikawa, as Agent of BAF 2, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

_____
Notary Public

Commission Expires: 4/2/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 140, Plan of Cumberland Station at Wilson Camp, Section 2, as of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Grantor by deed recorded 02/20/2018 at Instrument 20180220-0016070 in said Register's Office.

COMMONLY KNOWN AS: 1821 Wilson Camp Circle, Madison, TN 37115
PARCEL ID: 053 09 0B 058.00
TITLE FILE NO: AMSRB22-1TN0034

TRACT 2:

Being Lot Number 102 on the Plan of Cherry Hills, Section 10-B, of record in Plat Book 5210, Page 139, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 02/20/2018 at Instrument 20180220-0016070 in said Register's Office.

COMMONLY KNOWN AS: 3052 Fieldstone Dr, Antioch, TN 37013
PARCEL ID: 150 10 0 041.00
TITLE FILE NO: AMSRB22-1TN0058

TRACT 3:

Being Lot Number 76 on the Plan of The Country, Section Three, of record in Plat Book 5200, Page 44, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 02/20/2018 at Instrument 20180220-0016070 in said Register's Office.

COMMONLY KNOWN AS: 3273 Anderson Rd, Antioch, TN 37013
PARCEL ID: 150 03 0 072.00
TITLE FILE NO: AMSRB22-1TN0070

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 4:

Being Lot Number 73, on the plan of Timbertrail, Section 6, as shown on plat of record in Plat Book 6900, Page 263, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 03/01/2018 at Instrument 20180301-0019211 in said Register's Office.

COMMONLY KNOWN AS: 4393 Summertime Dr, Nashville, TN 37207
PARCEL ID: 032 13 0 114.00
TITLE FILE NO: AMSRB22-1TN0101

TRACT 5:

Being Lot No. 17 on the Plan of Final Plat of The Woods at Neeley's Bend, Phase I of record in Plat Book 9700, Page 997, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 03/01/2018 at Instrument 20180301-0019211 in said Register's Office.

COMMONLY KNOWN AS: 701 Comanche Ct, Madison, TN 37115
PARCEL ID: 053 14 0A 017.00
TITLE FILE NO: AMSRB22-1TN0147

Tennessee Certification of Electronic Document

I, Lloyd E. Jones Jr, 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 08/15/2022 (date of document).

Affiant Signature

08/31/2022
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 31 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 01/25/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Emily J McClellan, Notary Public
Allegheny County
My commission expires January 25, 2025
Commission number 1383559