Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 919437 DEEDWARR
09/21/2022 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20220921-0104754

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $384,900.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 2022.

Notary Public
My Commission Expires: 6/2/25

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

2022-397

Address of New Owner:	Send Tax Bills to:	Tax Information:
BAF 3, LLC	New Owner	
5001 Plaza on the Lake, #200		042-08-0-042.00
Austin, TX 78746		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Derek May and Kayla May, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BAF 3, LLC a Delaware limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Heritage Place Subdivision of record in Plat Book 5200, Page 628, 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 Derek May and Kayla May, husband and wife by Warranty Deed from John V. Bradley and Annie Cole-Bradley, husband and wife of record in Instrument No. 20140813-0073006 Register's Office for Davidson County, Tennessee, dated August 08, 2014 and recorded on August 13, 2014.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **408 Amquiwood Court, Nashville, TN 37115.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 19th day of September, 2022.

Derek May

Kayla May

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derek May and Kayla May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2022.



Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025

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 September 19, 2022 (date of document).

Affiant Signature

9/20/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 20th day of September, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

