SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 923419 DEEDWARRSP
09/30/2022 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,617.83
20220930-0107804

STEPHANIE TREMMEL NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,250.00

Cassidy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2022.

Stephanie Tremmel
Notary Public

MY COMMISSION EXPIRES: May 8, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division,
13026 Lebanon Road, Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BAF 3, LLC, A Delaware Limited Liability Company	BAF 3, LLC, A Delaware Limited Liability Company	097 16 0A 098.00
(NAME) 5001 Plaza On The Lake, #200	(NAME) 5001 Plaza On The Lake, #200	
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***AMH Roman Two TN, LLC, a Delaware Limited Liability Company***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***BAF 3, LLC, a Delaware Limited Liability Company,*** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 29 on the Plan of Phase Three, Section One, of the Peninsula, a Planned Residential Development of record in Book 9700, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to AMH Roman Two TN, LLC, its successors and/or assigns, by Trustee's Deed from Wilson & Associates, PLLC, on behalf of Wells Fargo Bank, N.A., recorded on February 2, 2016 at Instrument Number 20160202-0010228, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2022 and subsequent years, not yet due and payable; All matters appearing of record in Plat Book 9700, page 724 and Plat Book 7900, page 854; Declarations of Covenants, Conditions and Restrictions as recorded at Book 9564, page 693 and amended in Book 11258, page 85 and Supplemented as recorded in Book 10333, page 219, Book 9754, page 35, Book 9977, page 359; Amendment to By-Laws as recorded in Book 10973, page 39 and Book 11181, page 371 and further amended at Instrument Number 20000822-0083193 and Instrument Number 20030313-0033780; Subject to Deed of Conveyance of Sewer Mains as recorded in Book 10693, page 726, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5104 Bay Overlook Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 29th day of September, 2022.

AMH Roman Two TN, LLC

By: Helen Cho, VP

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

Christopher Wiecek

On 9/21/2022 before me, - Notary Public
(insert name and title of the officer)

personally appeared Helen Cho
, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTOPHER WIECEK
Notary Public - California
Los Angeles County
Commission # 2320341
My Comm. Expires Jan 31, 2024

Signature _____ **(Seal)**

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 29, 2022 (date of document).

Affiant Signature

9/29/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 29th day of September, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

