DocuSign Envelope ID: D2446945-4526-4985-9E55-8EEBC303AEC8

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

Karen Johnson Davidson County
Batch# 930069 DEEDWARR
10/17/2022 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20221017-0113019

WARRANTY DEED

Effective as of **12th day of October, 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, **Idlebrook Equity Group, LLC, a Delaware Limited Liability Company** 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, being Lot No. 24, on the Plan of A Planned Unit Development Summit Run Phase Two, of record in Plat Book 9700, Page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor by Deed of Record at Instrument No. 20221014-0112918 in the Register's Office of Davidson County, Tennessee.

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 **2023 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.

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10/12/2022

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the _____ day of October, 2022

GRANTORS:

Idlebrook Equity Group, LLC, a Delaware Limited Liability Company LLC, a Delaware Limited Liability Company

DocuSigned by:
By: Ryan Alley
Ryan Alley, Authorized Signor

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a notary public **of the state and county mentioned, personally appeared Ryan Alley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of Idlebrook Equity Group, LLC, a Delaware Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Ryan Alley as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.**

Witness my hand and seal, at office in Shelby**, this** 10/12/2022 **day of _____, 2022.**

DocuSigned by:
LaShara Quinn
Notary Signature
Notarized Online Using Audio-Video Communication

LASHARA D. QUINN TENNESSEE NOTARY PUBLIC Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 28, 2023

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: 416 Hunters Path Court Hermitage, TN 37076 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: 086 03 0A 024.00	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 322,000.00 Cassidy Ley AFFIANT Subscribed and sworn to before me this 12th day of October, 2022 Stephanie Trammel NOTARY PUBLIC Commission expires: 5/8/2023

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 October 12, 2022 (date of document).

Affiant Signature

10/14/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14th day of October, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

