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# 933677 DEEDWARR
10/25/2022 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,311.65
20221025-0115793

WARRANTY DEED

Effective as of **24th 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, **Dewitt T. Kennard, IV, a single man** 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, Tennessee, Being Lot No. 491 on the Plan of Section Seven-A, Priest Lake Park, of Record in Plat Book 5200, Page 109, Register's Office for Said County, Tennessee, to Which Reference is hereby made for a more complete description.

Being the same property conveyed to Dewitt T. Kennard IV, single, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20140624-0055170, in the Register's Office for Davidson County, Tennessee, dated May 28, 2014 and recorded on June 24, 2014.

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.

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the 19th day of October, 2022

GRANTORS:

DEWITT T. KENNARD IV
Dewitt T. Kennard, IV

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Wilson

On this 19th day of October, 2022, before me personally appeared Dewitt T. Kennard, IV, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of October, 2022.

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 5/31/2026

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: 3529 Wood Bridge Drive Nashville, TN 37217 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: 136 10 0 032.00	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 354,500.00 AFFIANT Subscribed and sworn to before me this ____ day of October, 2022 NOTARY PUBLIC Commission expires: ____

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

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 10/19/2022 (date of document).

Affiant Signature

10/19/2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 19th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

