Karen Johnson Davidson County
Batch# 942362 DEEDWARR
11/17/2022 02:32:30 PM 5 pgs
Fees: $28.00 Taxes: $6,263.27
20221117-0122490

WARRANTY DEED

STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,692,774.35.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 09/28/2024
(AFFIX SEAL)

MONICA RENEE VARGAS
Notary Public, State of Texas
Comm. Expires 09-28-2024
Notary ID 132648795

THIS INSTRUMENT WAS PREPARED BY
First Integrity Title Company, 501 S. Cherry Street, Suite 700, Denver, CO 80246

File No.: 104-2225414-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
KRE BT Property Owner LLC, a Delaware limited liability company	KRE BT Property Owner LLC, a Delaware limited liability company	Parcel ID(s): 069K-D-005.00 -000 136-C-C-052.0 0-000 055C-C-040.00 -000 149 02 0 066.00
(NAME) 12801 North Central Expressway, STE 1675	(NAME) 12801 North Central Expressway STE 1675	
(ADDRESS) Dallas TX 75243	(ADDRESS) Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Six Hundred Ninety-Two Thousand Seven Hundred Seventy-Four And 35/100 Dollars ($1,692,774.35), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BT ASPEN BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KRE BT PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED

THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 2504 Regency Park Drive, Murfreesboro, TN 37127
512 Myers Parsons Way, Murfreesboro, TN 37127
307 Sarava Lane, Smyrna, TN 37167
609 Oak Forest Lane, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 20th day of September, 2022.

BT Aspen Borrower, LLC, a Delaware limited liability company

BY: _____
Jackson Su
Authorized Signatory

STATE OF Texas

COUNTY OF Dallas

On this 20th day of September, 2022, before me personally appeared, Jackson Su, Athorized Signatory for BT Aspen Borrower, LLC, a Delaware limited libaility company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

MONICA RENEE VARGAS
Notary Public, State of Texas
Comm. Expires 08-28-2024
Notary ID 132648795
(Notary Seal)

Monica Vargas
Notary Public (Printed Name)

_____
Notary Public (Signature)

Personally Known X OR Produced Identification_____

Type of Identification Produced

_____

EXHIBIT A

The land referred to herein is situate in Rutherford County, State of Tennessee and is described as follows:

Land in Rutherford County, Tennessee, and being all of Lot No. 5, Section I, Regency Park, according to survey and plat of same appearing of record in Plat Book 8, Page 19, in the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

PARCEL ID: 069K-D-005.00-000

For information purposes only: 2504 Regency Park Drive, Murfreesboro, TN 37127
APN/Parcel ID: 069K-D-005.00-000
Being all of Lot No. 52, Section I, Stevens Bend, according to the survey and plat of same appearing of record in Plat Book 21 at Page 112, of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

PARCEL ID: 136-C-C-052.00-000

For information purposes only: 512 Myers Parsons Way, Murfreesboro, TN 37127
APN/Parcel ID: 136-C-C-052.00-000
Land in Rutherford County, Tennessee, and being all of Lot No. 55 on the Final Plat, Section I, Phase II, Belmont, a Planned Residential Development, as appearing of record in Plat Book 29, Page 227, in the Register's Office for Rutherford County, Tennessee, to which plat reference is hereby made for more complete and accurate description thereof.

PARCEL ID: 055C-C-040.00-000

For information purposes only: 307 Sarava Lane, Smyrna, TN 37167
APN/Parcel ID: 055C-C-040.00-000
Land in Davidson County, Tennessee, being Lot 115, as shown on the map entitled Oakwood Subdivision, Phase one, of record in Plat Book 6900, at Page 935, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more completed and accurate description.

PARCEL ID: 149 02 0 066.00

For information purposes only: 609 Oak Forest Lane, Antioch, TN 37013
APN/Parcel ID: 149 02 0 066.00

EXHIBIT "A"

Being the same property conveyed to BT Aspen Borrower, LLC, a Delaware limited liability company by Warranty Deed in an instrument dated May 31st 2022 and recorded 06/3/2022 in BK/PG 2250/1065-1067

Being the same property conveyed to BT Aspen Borrower, LLC, a Delaware limited liability company by Warranty Deed in an instrument dated 06-10-2022 and recorded 06/15/2022 in BK/PG 2253/2784-2786

Being the same property conveyed to BT Aspen Borrower, LLC, a Delaware limited liability company by Warranty Deed in an instrument dated 06-28-2022 and recorded 06/29/2022 in BK/PG 2258/1434-1436

Being the same property conveyed to BT Aspen Borrower, LLC, a Delaware limited liability company by Warranty Deed in an instrument dated 09-1-2022 and recorded 09-07-2022 in 20220907-0100228

Tennessee Certification of Electronic Document

I, LESLIE HINES, 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 9/20/22 (date of document).

Affiant Signature

Date

State of Colorado

County of Denver

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

Notary's Signature

MY COMMISSION EXPIRES: 07-28-2024

NOTARY'S SEAL

SOPHIE CHARLOTTE LAGOUTTE
Notary Public
State of Colorado
Notary ID # 20224029436
My Commission Expires 07-28-2026