Karen Johnson Davidson County
Batch# 1005019 DEEDWARRSP
05/18/2023 10:57:30 AM 7 pgs
Fees: $38.00 Taxes: $3,977.50
20230518-0037293

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH
181 Montour Run Road
Coraopolis, PA 15108
Attention: Ashley Resko, Esq.
412-453-7430, aresko@bchhinc.com

New Owner Name and Mailing Address:
BAF ASSETS 5, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 17th day of May, 2023, is made and entered into by and between **BAF 3, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **BAF ASSETS 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 21st day of April, 2023.

GRANTOR:

BAF 3, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 21st day of April, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of BAF 3, LLC, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

Jose Alberto Flores Cortina
Notary Public

JOSE ALBERTO FLORES CORTINA
My Notary ID # 134253190
Expires March 14, 2027

Commission Expires: 03/14/2027

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$1,075,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

BAF ASSETS 5, LLC

By: _____
Name: Tony Jarvis
Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 17th day of May, 2023, by Tony Jarvis, as Agent of BAF ASSETS 5, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

_____
Notary Public

Commission Expires: 04/02/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot No. 492 of TOWNE VILLAGE SUBDIVISION, SECTION V, of record in Book 6250, Page(s) 783 and 784, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to GRANTOR by deed recorded 06/27/2022 in Instrument No. 20220627-0073360, in the Register's Office for Davidson County.

COMMONLY KNOWN AS: 1116 Sebetha Ct, Antioch, TN 37013
PARCEL ID: 150-08-0-068.00
TITLE FILE NO: X1BAF5TNI-0001

TRACT 2:

Lot No. 77 on the PLAN OF SECTION 2 ARROWHEAD ESTATES, a plan of which is of record in Book 5050, Page 83 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 75 feet on the Northerly margin of Warrior Drive and extends back 163.15 feet on the Easterly line and 175.41 feet on the Westerly line to a dead line in the rear measuring 43.56 feet thereon.

BEING the same property conveyed to GRANTOR by deed recorded 07/19/2022 in Instrument No. 20220719-0082305, in the Register's Office for Davidson County.

COMMONLY KNOWN AS: 221 Warrior Rd, Madison, TN 37115
PARCEL ID: 043-16-0-183.00
TITLE FILE NO: X1BAF5TNI-0002

TRACT 3:

Lot No. 68 as shown on the plan of SECTION SEVEN, BOONE TRACE AT BILTMORE, of record in Instrument 20011003-0107279, 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 recorded 06/02/2022 in Instrument No. 20220602-0063596, in the Register's Office for Davidson County.

COMMONLY KNOWN AS: 8121 Settlers Way, Nashville, TN 37221
PARCEL ID: 126-15-0A-269-00
TITLE FILE NO: X1BAF5TNI-0003

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1116 SEBETHA CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Page(s) 783 and 784, Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5289, Page 687 and Book 6767, Page 456, Davidson County, Tennessee.

AS TO TRACT 2 (221 WARRIOR RD, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5050, Page 83, Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5286, Page 406, Davidson County, Tennessee.

AS TO TRACT 3 (8121 SETTLERS WAY, NASHVILLE, TN 37221) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20011003-0107279, Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 6900, Page 470, Instrument No. 20010607-0060003, Book 9342, Page 312, Book 9735, Page 931, Book 10032, Page 813, Instrument No. 20000126-0008529, Instrument No. 20011119-0126832, Instrument No. 20010717-0075902, Book 7265, Page 657, Book 9607, Page 537, Instrument No. 20011119-0126831, Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded in Book 8992, Page 62 and Book 9665, Page 420, Davidson County, Tennessee.

(4) Agreement(s) as set forth in instrument(s) recorded in Instrument No. 20001120-0114598, Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, TONY JARVIS, 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 05/17/2023 (date of document).

Affiant Signature

05/17/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 17th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157