Karen Johnson Davidson County
Batch# 1133240 DEEDWARRSP
05/09/2024 03:05:30 PM 7 pgs
Fees: $38.00 Taxes: $1,080.21
20240509-0034365

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, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Ashley Resko, Esq.
412-453-7430, aresko@bchhinc.com

New Owner Name and Mailing Address:
BAF 4, LLC
401 Congress Avenue
33rd Floor
Austin, TX 78701

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 7th day of May, 2024, is made and entered into by and between **BAF Assets, LLC**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **BAF 4, LLC**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*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 24th day of April, 2024.

GRANTOR:

BAF ASSETS, LLC, a Delaware limited liability company

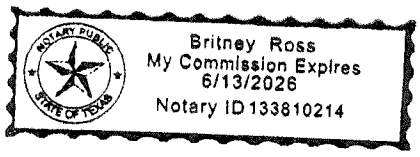
By: _____
Name: Joseph V. Gatti
Title: Vice President and Secretary

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, Britney Ross, a Notary Public in and for the jurisdiction aforesaid, on this 24th day of April, 2024, personally appeared, **Joseph V. Gatti**, personally known to me or proven to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he is executed the same in his capacity as Vice President and Secretary of **BAF ASSETS, LLC**, a Delaware limited liability company, and that by his signature on the instrument, the person(s) or the entity upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my office seal the day and year in this certificate first above written.

SEAL:



_____
Notary Public

Commission Expires: 6/13/26

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 **$291,948.86**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

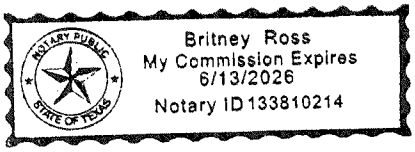
BAF 4, LLC

By: _____
Name: Joseph V. Gatti
Title: Vice President and Secretary

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 24th day of April, 2024, by Joseph V. Gatti, Vice President and Secretary of BAF 4, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:



_____
Notary Public

Commission Expires: 6/13/26

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 3 on the plan of MAPLE VALLEY, SECTION 1, of record in Plat Book 6200, Page 477, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 44004 at Instrument No. 20200622-0066667 in said Register's Office.

COMMONLY KNOWN AS: 148 Colemont Ct, Antioch, TN 37013
PARCEL ID: 148-14-0-325.00
TITLE FILE NO: 605846-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (148 COLEMONT CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 148, Page 58, in the Register's Office of Davidson County, Tennessee.

(2) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). DL8267 and DY2444, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, ROB NEWMAN, 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 5/7/2024 (date of document).

Affiant Signature

5/7/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 7th day of MAY, 2024.

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