Karen Johnson Davidson County
Batch# 1141413 DEEDWARRSP
06/03/2024 09:02:30 AM 7 pgs
Fees: $38.00 Taxes: $1,725.22
20240603-0040805

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 (TAXPAYER) 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 29th day of May, 2024, is made and entered into by and between **BAF Assets 2, 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 21st day of May, 2024.

GRANTOR:

BAF ASSETS 2, LLC, a Delaware limited liability company

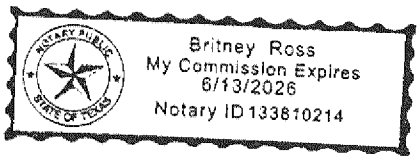
By: _____
Name: Joseph V. Gatti
Title: Vice President and Secretary

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, Britney Ross, a Notary Public in and for the jurisdiction aforesaid, on this 21st day of May, 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 2, 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 **$466,276.50**, 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 21st day of May, 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 183 on the plan of INDIAN CREEK ESTATES, OLD KICKORY BLVD, SECTION 3, of record in Plat Book 9700, Page 817, 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 dated 10/14/2020 and recorded at Instrument No. 202011050130224 in said Register's Office.

COMMONLY KNOWN AS: 7205 Santeelah Way, Nashville, TN 37013
PARCEL ID: 181-03-0A-183.00
TITLE FILE NO: 6884484-2

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (7205 SANTEELAH WAY, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 817.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10752, Page 553; Book 11033, Page 509; and Book 11031, Page 79.

(3) Easement(s) as set forth in instrument(s) recorded at Book 6549, Page 403.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 10729, Page 380.

Tennessee Certification of Electronic Document

I, THOMAS WORKMAN, 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 5/29/2024 (date of document).

Thomas Workman
Affiant Signature

5/30/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 30TH day of MAY, 2024.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2025

NOTARY'S SEAL

