Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Avenue
801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1173565 DEEDWARR
08/23/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,783.40
20240823-0065028

WARRANTY DEED

Effective as of **21st day of August, 2024**, 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, **BAF 4 LLC, a Delaware Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Cecelia D. Moore, a single woman, and Hayes J. Hunter, a single man, tenants with rights of survivorship,** 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:

Being Lot 183 on the plan of INDIAN CREEK ESTATES, OLD HICKORY 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 BAF 4, LLC, by Special Warranty Deed from BAF Assets 2, LLC, of record in Instrument No. 20240603-0040805, in the Register's Office for Davidson County, Tennessee, dated May 21, 2024 and recorded on June 03, 2024.

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 regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2024 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 on this 21 day of August 2024

GRANTOR:

BAF 4 LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: _____
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, notary public of the state and county mentioned, personally appeared Alyssia Ventura **, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be** Alyssia Ventura **the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of BAF 4 LLC, a Delaware Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such** Alyssia Ventura **as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of BAF 4 LLC, a Delaware Limited Liability Company, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.**

Witness my hand and seal, at office in Pflugerville **, this** 20 **day of August, 2024.**

_____
Notary Signature
My commission expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

New Owner Name and Address to/ Mail tax bills to:
Cecelia D. Moore and Hayes J. Hunter
7205 Santeelah Way
Antioch, TN 37013

Property Address:
7205 Santeelah Way
Antioch, TN 37013

Parcel I.D. Numbers: 181 03 0A 183.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$482,000.00**, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this 21 day of August, 2024

_____
NOTARY PUBLIC

Commission expires: 3/11/2026

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 08/21/2024 (date of document).

Affiant Signature

08/21/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27