Karen Johnson Davidson County
Batch# 1411808 DEEDWARR
04/27/2026 01:13:30 PM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20260427-0036402

WARRANTY DEED

STATE OF Colorado
COUNTY OF Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/1/2027
(AFFIX SEAL)

MILA BETZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154021440
MY COMMISSION EXPIRES 6/1/2027

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

File No.: 108-2607158-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Azer Gurbanov	Azer Gurbanov	172 08 0A 078.00
(NAME)	(NAME)	
1440 Hunters Branch Rd	1440 Hunters Branch Rd	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BAF ASSETS 2, LLC A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AZER GURBANOV,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LOT 78, PLAN OF SECTION TWO-A, HUNTERS BRANCH, AS SHOWN ON PLAT OF RECORD IN BOOK 6250, PAGE 819, AND AMENDED IN BOOK 6815, PAGE 77, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO US SFE ASSET COMPANY 1, LLC, FROM JEFF 1, LLC, BY QUIT CLAIM DEED RECORDED APRIL 6, 2016 AT INSTRUMENT NO. 20160406-0032899, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BAF ASSETS 2, LLC A DELAWARE LIMITED LIABILITY COMPANY, FROM US SFE ASSET COMPANY 1, LLC, BY AFFIDAVIT OF NAME CHANGE AND MERGER RECORDED NOVEMBER 5, 2020 AT INSTRUMENT NO. 20201105-0130223, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID: 172 08 0A 078.00

SUBJECT TO THE RESTRICTIONS SET FORTH BY THE RISE UP RETENTION PROGRAM, ATTACHED HERETO AS EXHIBIT B.

unimproved ☐
This is improved ☑ property, known as 1440 Hunters Branch Rd, 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 heirs 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 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 our hands this 16th day of April, 2026.

BAF Assets 2, LLC a Delaware Limited Liability Company
By: Main Street Renewal LLC, a Delaware limited liability company
Its: Authorized Signatory

By: _____
Name: Jason Hansen
Its: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 16th day of April, 2026, by Jason Hansen as Authorized Signatory for Main Street Renewal LLC, a Delaware limited liability company, its Authorized Signatory for BAF Assets 2, LLC a Delaware limited liability company

E. Kiem
Notary Public Elizabeth Ashley Kiem

Witness my hand and official seal.
My Commission Expires:May 17, 2028

ELIZABETH ASHLEY KIEM
Notary Public - Arizona
Maricopa County
Commission # 667044
My Comm. Expires May 17, 2028

EXHIBIT B

Grantee(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (the FHLB Cincinnati) Rise Up Program (RUP), must maintain ownership in this property and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the loan closing or certification of project completion.

(i) The FHLB Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given written notice of any sale, transfer, assignment of title or deed such as to the Secretary of HUD, foreclosure, or refinancing of the unit by the household occurring during the RUP 5-year Retention Period.

(ii) In the case of a sale, transfer, assignment of title or deed, or refinancing of the unit by the household during the Retention Period, the Bank shall be repaid the lesser of: (A) the RUP subsidy, reduced on a pro rata basis per month until the unit is sold, transferred, or its title or deed transferred, or is refinanced, during the RUP 5-year retention period; or (B) any net proceeds from the sale, transfer, or assignment of title or deed of the unit, or the refinancing, as applicable, minus the RUP-assisted household's investment; unless one of the following exceptions applies:

1. The subsequent purchaser, transferee, or assignee is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations (in which case the retention period ends with the conveyance to such purchaser);
2. The amount of the RUP subsidy that would be required to be repaid is $2,500 or less; or
3. Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.

(iii) The obligation to repay Subsidy to the FHLB Cincinnati shall terminate after any event of foreclosure or, conveyance by deed in lieu of foreclosure, an assignment of a Federal Housing Administration first mortgage to the Secretary of HUD, or death of the RUP-assisted homeowner.

TENNESSEE CERTIFICATE OF ELECTRONIC DOCUMENT

I, Angelyna Baker 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 16 day of April, 2026 (date of document).

04/20/2026

Subscribed and sworn to before me this 20th day of April, 2026.

By Mila Betz

Notary Public

MILA BETZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154021440
MY COMMISSION EXPIRES 6/1/2027