Karen Johnson Davidson County
Batch# 1437224 DEEDQC
06/23/2026 11:16:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260623-0056452

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: Jim Felousiz
412-453-7430, jfelouzis@bchhinc.com

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

QUITCLAIM DEED

THIS DEED, made to be effective as of the 18th day of June, 2026, is made and entered into by and between **BAF Assets 3, LLC, a Delaware limited liability company**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **BAF 4, LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantee*").

GRANTOR, for no consideration, hereby grants, conveys and quitclaims unto Grantee, all of Grantor's right, title, and interest in 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.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 16 day of June, 2026.

GRANTOR:

BAF Assets 3, LLC,
a Delaware limited liability company

By: _____
Name: Jane Chin
Title: Vice President

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 16 day of June, 2026, by Jane Chin, as Vice President of BAF Assets 3, LLC, a Delaware limited liability company, who ☑ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

SEAL:

JACLYN A. KRAMER
Notary Public, State of Texas
Comm. Expires 04-02-2029
Notary ID 135500150

_____
Notary Public

Commission Expires: 4/2/2029

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

AFFIANT

Subscribed and sworn to before me this 18th day of June, 2026. SEAL:

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

Notary Public

Commission Expires: 04/02/2029

Exhibit "A"
Legal Description

TRACT 1:

BEING Lot 13 on the plan of FINAL PLAT OF WINDHAVEN SHORES "A CLUSTER SUBDIVISION", SECTION 1, of record at Instrument No. 20030219-0021779, 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 05/21/2021 at Instrument No. 20210521-0069086 in said Register's Office.

COMMONLY KNOWN AS: 2705 Windcrest Trail, Nashville, TN 37013
PARCEL ID: 150-16-0A-002.00
TITLE FILE NO: p7318989-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (2705 WINDCREST TRAIL, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20030219-0021779, in the Register's Office of 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 Instrument No(s). 20030219-0021585; 20030219-0021586; 20020603-0066392; 20030228-0026797; 20030218-0020742; 20060724-0088808 and 20061204-0148906, 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 06/18/2026 (date of document).

Affiant Signature

06/18/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 04/02/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157