Karen Johnson Davidson County
Batch# 1440852 DEEDWARRSP
07/01/2026 10:33:30 AM 7 pgs
Fees: $38.00 Taxes: $1,128.50
20260701-0059402

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 Felouzis
412-465-3917, jfelouzis@bchhinc.com

New Owner (Taxpayer) Name and Mailing Address:
BAF Assets 6, LLC
401 Congress Avenue
33rd Floor
Austin, TX 78701

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 29th day of June, 2026, is made and entered into by and between **BAF Assets 4, 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 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 24 day of June, 2026.

GRANTOR:

BAF Assets 4, LLC,
a Delaware limited liability company

By: _____
Name: Paul Nicholson
Title: Vice President

STATE OF NEW YORK §
COUNTY OF New York §

The foregoing instrument was acknowledged before me this 24 day of June, 2026, by Paul Nicholson, as Vice President of BAF Assets 4, 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 his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

_____
Notary Public

Commission Expires: 11-04-2029

LISA ANN PHELAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PH6292618
Qualified in New York County
My Commission Expires 11-04-2029

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$305,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 29 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(s)

TRACT 1:

BEING Lot 3 on the plan of ANTIOCH WOODS, SECTION ONE, of record at Plat Book 9700, Page(s) 639, 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 3/25/2022 at Instrument No. 20220325-0034390 in said Register's Office.

COMMONLY KNOWN AS: 4041 Moss Rd, Antioch, TN 37013
PARCEL ID: 163 01 0 053.00
TITLE FILE NO: p8149015-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (4041 MOSS RD, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 639.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10901, Page 258.

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 06/29/2026 (date of document).

Affiant Signature

06/29/2026
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 29TH 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