Karen Johnson Davidson County
Batch# 1462140 DEEDWARR
08/20/2026 08:38:30 AM 5 pgs
Fees: $28.00 Taxes: $1,128.50
20260820-0077401

File Number: AM06260027-ZZ

THIS INSTRUMENT PREPARED BY: Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	WHEN RECORDED RETURN TO: BCHH, LLC 181 Montour Run Road Coraopolis, PA 15118	Send Tax Bills to: New owner: Chelsea Synclair Thomas 4041 Moss Road Antioch, TN 37013	Map & Parcel No. 163-01-0-053.000

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $305,000.00 cash in hand paid by Chelsea Synclair Thomas, whose address is 4041 Moss Road, Antioch, TN 37013 ("Grantee)"), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, BAF 4, LLC, a Delaware limited liability company, whose address is 3903 S. Congress Ave. #40298, Austin, Texas 78704 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantee, Grantee's successors and assigns (if applicable), a certain tract or parcel of land in County of Davidson, State of Tennessee, to-wit:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same real estate conveyed to Grantor by instrument recorded on 07/01/2026 at Instrument Number 20260701-0059402 in the Register's Office of Davidson County, Tennessee.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, Grantee's heirs, successors and assigns in fee simple forever. And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the afore-described real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

This deed made to be effective this 29 day of July, 2026.

Dated this 30 day of July, 2026.

[Signature Page Follows]

GRANTOR:

BAF 4, LLC, a Delaware limited liability company

By: Tim Eller
Its: Authorized Signatory

ACKNOWLEDGMENT

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Tim Eller, the Authorized Signatory of BAF 4, LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through Drivers License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 30th day of July, 2026.

Notary Public Jason Hansen

My Commission Expires: April 10, 2030

JASON HANSEN
Notary Public - Arizona
Maricopa County
Commission # 694347
My Comm. Expires Apr 10, 2030

OATH OF CONSIDERATION

The actual consideration for this transfer is $305,000.00. The assessed value is $71,050.00.

Grantee:

Individual Grantee:

Chelsea Synclair Thomas

Mike Krivoski - as agent for grantee

Corporate Grantee:

By: _____

Its: _____

SUBSCRIBED AND SWORN TO before me this 14 day of August, 2026.

Thomas E Workman

Notary Public

My Commission Expires: ~~04/02/2029~~ 2-10-2029

Commonwealth of Pennsylvania - Notary Seal
THOMAS E WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2029
Commission Number 1391170

(For Recording Data Only)

File Number: AM06260027-ZZ

Exhibit "A"

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.

Parcel Number: 163-01-0-053.000

Commonly known as: 4041 Moss Road, Antioch, Tennessee 37013

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

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 7-30-2026 (date of document).

Affiant Signature

8-13-2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13 day of August, 20 26.

Notary's Signature

MY COMMISSION EXPIRES: 4-2-29

NOTARY'S SEAL

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