Karen Johnson Davidson County
Batch# 1481792 DEEDWARR
10/07/2026 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20261007-0092253

Name and Address of New Owner:
Girgis Beshay and David Aziz
4225 Florence Rd.
Murfreesboro, TN 37129
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 150160A00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **BAF 4, LLC, a Delaware limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Girgis Beshay and David Aziz,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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 BAF 4, LLC, a Delaware limited liability company by Quitclaim Deed from BAF Assets 3, LLC, a Delaware limited liability company, dated June 16, 2026, of record in Instrument No. 20260623-0056452, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 2705 Windcrest Trail, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2026.

BAF 4, LLC a Delaware limited liability company
By: Main Street Renewal LLC, a Delaware limited liability company
Its: Authorized Signatory

By: _____

Name: Tim Eller
Its: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

On this 30th day of September, 2026 before me, the undersigned notary public, personally appeared Tim Eller as Authorized Signatory for Main Street Renewal LLC, a Delaware limited liability company, its Authorized Signatory for BAF 4, LLC, a Delaware Limited Liability Company, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2026.

_____
Notary Signature Jason Hansen
My commission expires: April 10, 2030

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

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant By: Tim Eller, Its: Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

Sworn to and subscribed before me this 30th day of September, 2026.

_____
Notary Signature Jason Hansen
My commission expires: April 10, 2030

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

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 9/30/24 (date of document).

Affiant Signature

10/5/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of Oct, 2024.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature

MY COMMISSION EXPIRES: 3/16/2030

NOTARY'S SEAL