Name and Address of New Owner:
Purchasing Fund 2023-1 LLC
1001 South Capital of Texas Highway
Bldg 1, Suite 100
Austin, TX 78746

Send Tax Bills To:
Purchasing Fund 2023-1 LLC
1001 South Capital of Texas Highway
Bldg 1, Suite 100
Austin, TX 78746

Karen Johnson Davidson County
Batch# 1078071 DEEDWARR
12/04/2023 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,562.88
20231204-0093464

This Instrument Prepared By:
Lauren Williams
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 049-14-0A-037.00CO

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, **Fitzgerald Adjeitey and Erika Adjeitey, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Purchasing Fund 2023-1 LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

All that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Whites Creek, and being described as follows, to-wit:

Being all of Lot No. 37, on the plan of Vista, according to plat and survey appearing of record in Instrument No. 20170203-0011914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed from Ole South Properties, Inc., A Tennessee Corporation to Fitzgerald Adjeitey and Erika Adjeitey, husband and wife by Warranty Deed dated October 12, 2018 and recorded on October 18, 2018 as Instrument No. 201810180103392 in Records of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded , Page [under Instrument No. 201810180103392] in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of December, 2023.

_____(SEAL)
Fitzgerald Adjeitey

_____(SEAL)
Erika Adjeitey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2023, before me personally appeared Fitzgerald Adjeitey and Erika Adjeitey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2023.

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

_____
Notary Signature
My commission expires: 3424

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 $422,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~ARIZONA~~ Tennessee
COUNTY OF DAVIDSON

Subscribed and sworn (or affirmed) before me this 7th day of December, 2023, by Cassandra Wit.

Notary Public

Exp: 09/08/2025

JOSHUA SCALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 6196 Del Sol Drive, Nashville, TN 37189

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 December 7, 2023.

Steve Berneman

Date: 7th day of December, 2023

State of Tennessee
County of Davidson

Sworn and subscribed before me on 7th day of December, 2023 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025



File No.: 2023-3396-TN