Name and Address of New Owner:
Purchasing Fund 2023-3 LLC
1001 South Capital of Texas Highway
Bldg 1, Suite 100
Austin, TX 78746

Send Tax Bills To:
Purchasing Fund 2023-3 LLC
1001 South Capital of Texas Highway
Bldg 1, Suite 100
Austin, TX 78746

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

Map & Parcel No: 052-04-0C-027.00

Karen Johnson Davidson County
Batch# 1079050 DEEDWARR
12/06/2023 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,107.04
20231206-0094350

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, **Thomas Conan Weston and Ashley Nicole Goldsmith, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Purchasing Fund 2023-3 LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Ravenwood of record in Plat at Instrument No. 20001211-0121554, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed from Amy M. Cunningham and James D. Cunningham, Wife and Husband, to Thomas Conan Weston and Ashley Nicole Goldsmith, as Tenants in Common with the Right of Survivorship, by Warranty Deed, dated August 18, 2020 and recorded on August 24, 2020, as Instrument No. 20200824-0094920, 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of December, 2023.

Thomas Conan Weston
_____(SEAL)
Thomas Conan Weston

Ashley Nicole Goldsmith
_____(SEAL)
Ashley Nicole Goldsmith

STATE OF Virginia
COUNTY OF Prince William

On this 3rd day of December, 2023, before me personally appeared Thomas Conan Weston and Ashley Nicole Goldsmith, 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 3rd day of December, 2023.

Sia Butler Knight
_____
Notary Signature
My commission expires:
12/31/2026

COMMONWEALTH OF VIRGINIA - ELECTRONIC NOTARY PUBLIC

Sia Butler Knight

REGISTRATION NUMBER
7788342
COMMISSION EXPIRES
December 31, 2026

Notarized online using audio-video communication

202312060094350

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 $299,200.00, 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 TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of December, 2023.

Notary Signature
My commission expires: March 9, 2027

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Property Address: 708 Gilead Court, Nashville, TN 37115

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 5, 2023.

Steve Berneman

Date: 5th day of December, 2023

State of Tennessee
County of Davidson

Sworn and subscribed before me on 5th day of December, 2023 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2023-3388-TN