Karen Johnson Davidson County
Batch# 1097219 DEEDWARR
02/02/2024 09:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,025.64
20240202-0007407

Name and Address of New Owner:
Purchasing Fund 2023-2 LLC
1001 South Capital of Texas Highway
Bldg 1, Suite 100
Austin, TX 78746

Send Tax Bills To:
Purchasing Fund 2023-2 LLC
1001 South Capital of Texas Highway
Bldg 1, Suite 100
Austin, TX 78746

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

Map & Parcel No: 095-05-0A-013-00

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, **Connie Jones, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Purchasing Fund 2023-2 LLC, a Delaware Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Belle Acres, Section One, as of record in Plat Book 5200, Page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed from Stephanie Rust, married to Connie Jones, unmarried by Warranty Deed dated June 27, 2000 , recorded June 29, 2000, in Instrument Number 200006290064796, in the Official Records of 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. 200006290064796] in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of February, 2024.

Connie Jones (SEAL)
Connie Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2024, before me personally appeared Connie Jones, 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 1st day of February, 2024.

Notary Signature
My commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

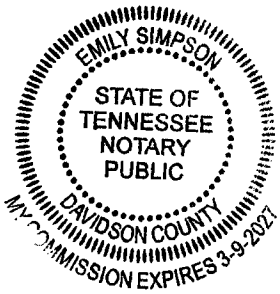
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $277,200.00, 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 1st day of February, 2024.

Notary Signature
My commission expires: March 9, 2027



Property Address: 2008 Lynmeade Drive, Nashville, TN 37210

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 February 1, 2024.

Steve Berneman

Date: 1st day of February, 2024

State of Tennessee
County of Davidson

Sworn and subscribed before me on 1st day of February, 2024 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2023-3600-TN