Karen Johnson Davidson County
Batch# 1107832 DEEDWARR
03/06/2024 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,415.99
20240306-0015686

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

This Instrument Prepared By:
Laura E. Dixon
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 141-15-0B-039-00

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, **David P. Phillips and Pamela Wolfe Phillips, 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 2023-1 LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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. 307 on the Plan of Final Master Development Plan, Rolling Rivers Estates, Phase II, a Planned Unit Development of record in Plat Book 5200, Page 7, 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 Pamela Wolfe Phillips F/K/A Pamela J. Wolfe to Pamela Wolfe Phillips and David P. Phillips, wife and husband by Quitclaim Deed dated May 13, 2020 and recorded on May 20, 2020 as Instrument No. 20200520-0052582 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 Quit Claim Deed recorded under Instrument No. 20200520-0052582 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of March, 2024.

David P. Phillips (SEAL)

Pamela Wolfe Phillips (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2024, before me personally appeared David P. Phillips and Pamela Wolfe Phillips, 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 6th day of March, 2024.

Notary Signature
My commission expires: 10-12-2024

ERICA A HANSBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-12-2024

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 $382,700.00, 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 6th day of March, 2024.

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: 612 River Ridge Court, Nashville, TN 37221

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 March 6, 2024.

Steve Berneman

Date: 6th day of March, 2024

State of Tennessee
County of Davidson

Sworn and subscribed before me on 6th day of March, 2024 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.: 2024-3863-TN