Name and Address of New Owner:
Raafat Sahion and Sohier Sahion
5205 Catspaw Drive
Nashville, TN 37013

Send Tax Bills To:
Raafat Sahion and Sohier Sahion
5205 Catspaw Drive
Nashville, TN 37013

This Instrument Prepared By:

Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 183-05-0A-167-00

Karen Johnson Davidson County
Batch# 1112984 DEEDWARR
03/20/2024 10:35:30 AM 5 pgs
Fees: $28.00 Taxes: $1,624.30
20240320-0019196

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, **Purchasing Fund 2023-2 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 **Raafat Sahion and Sohier Sahion, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A 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. 130 on the Plan of Revision One, Phase Two, Section Five, October Woods, of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 439, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed from Henry J. Domenico, III and Jami Domenico, a married couple to Purchasing Fund 2023-2 LLC, a Delaware Limited Liability Company by warranty deed dated 01/17/2024 and recorded on 01/22/2024 as Instrument Number 20240122-0003570 in the Official Records of the Davidson County Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 5th day of March, 2024.

Purchasing Fund 2023-2 LLC, a Delaware Limited Liability Company

By: Steve Berneman, Authorized Signatory

Property Address:
5205 Catspaw Dr.
Nashville, TN 37013

Return To:
Ready Signing & Closing Services
3327 Kirby Parkway
Memphis, TN 38115
901-729-7558

202403200019196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

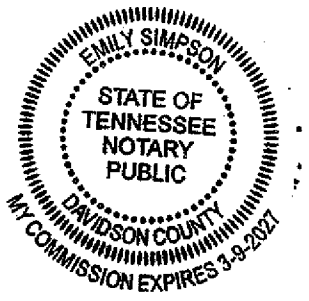
Before me, Emily Simpson, Notary of the state and county mentioned, personally appeared Steve Berneman, Authorized Signatory of Purchasing Fund 2023-2 LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of Purchasing Fund 2023-2 LLC, the within named bargainor, a Limited Liability Company, and that such Steve Berneman, Authorized Signatory of Purchasing Fund 2023-2 LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Nashville, this 5th day of March, 2024.

Notary Signature

Printed Name: Emily Simpson

My commission expires: 3/9/27



AFFIDAVIT OF VALUE

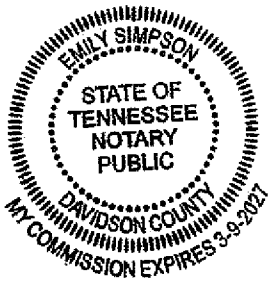
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $439,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: March 9, 2027



I, Veronica Farr-Miller, 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 3-5-2024 (date of document).

Affiant Signature

March 13, 2024
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 13 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 8/3/2026

Notary's Seal (if on paper)

EBONI S. GALES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY