Name and Address of New Owner:
Geoffrey Watkins
2602 Crestwood Road
Nashville, TN 37214

Send Tax Bills To:
Geoffrey Watkins
2602 Crestwood Road
Nashville, TN 37214

This Instrument Prepared By:

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

Map & Parcel No: 095-05-0A-013.00

Karen Johnson Davidson County
Batch# 1122537 DEEDWARR
04/12/2024 02:27:30 PM 5 pgs
Fees: $28.00 Taxes: $1,162.73
20240412-0026256

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 **Geoffrey Watkins, a single person,** "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 Connie Jones, an unmarried woman to Purchasing Fund 2023-2 LLC, a Delaware Limited Liability Company by Warranty Deed dated February 01, 2024 and recorded on February 02, 2024 as Instrument No. 20240202-0007407 in the 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 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 12th day of April, 2024.

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

By: Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

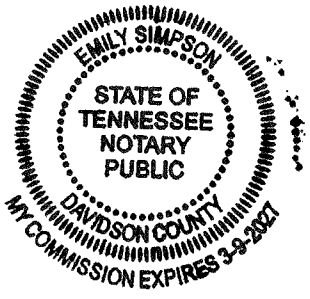
Before me, Emily Simpson, Notary of the state and county mentioned, personally appeared Steve Berneman, Authorized Signatory of Purchasing Fund 2023-2 LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be 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 Tennessee, this 12th day of April, 2024.

Notary Signature

Printed Name: Emily Simpson

My commission expires: 3/9/27



AFFIDAVIT OF VALUE

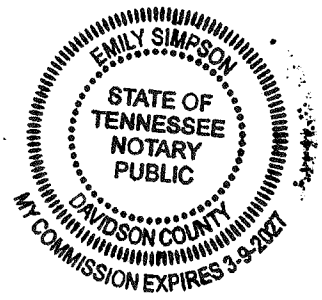
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $314,250.00, 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 12th day of April, 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 April 12, 2024.

Steve Berneman

Date: 12th day of April, 2024

State of Tennessee
County of Davidson

Sworn and subscribed before me on 12th day of April, 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.: 2024-4109-TN