Karen Johnson Davidson County
Batch# 1124940 DEEDWARR
04/19/2024 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,136.09
20240419-0028227

WARRANTY DEED

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $307,050.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 15th DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES 6-16-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN, 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Purchasing Fund 2023-1, LLC, a Delaware limited liability company	SEND TAX BILLS TO: Purchasing Fund 2023-1, LLC, a Delaware limited liability company	MAP/PARCEL NO (S) 151-01-0A-160-00-CO
(NAME) 1001 S Capital of Texas Hwy, Bldg. L, Suite 160	(NAME) 1001 S Capital of Texas Hwy, Bldg. L, Suite 106	
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Crystal L. Watson, a single woman, and Timothy Ray Brymer, a single man, "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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Chatham Pointe of record in Plat Book 6900, Page (s) 444 through 447, inclusive, 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 to James H. Brymer by Warranty Deed from Jere Helen Schofield Pace of record in Book 11180, page 861, Register's Office for Davidson County, Tennessee, dated October 28, 1998 and recorded on November 02, 1998.

Being the same property conveyed to Crystal L. Watson, Timothy R. Brymer and Candace Beth Franklin, as tenants in common, by operation of law pursuant to Tenn. Code Ann. Va7 31-2-103, upon the death of James H. Brymer on June 1, 2020.

Being the same property conveyed to Crystal L. Watson and Timothy Ray Brymer by Quitclaim Deed from Candace Beth Franklin of record in Instrument No. 20200811-0089316 Register's Office for Davidson County, Tennessee, dated August 10, 2020 and recorded on August 11, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved
This is improved ☑ property, known as 3108 Kennebeck Place, Nashville, TN 37013

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 15th day of April, 2024.

Crystal L. Watson
Crystal L. Watson

Timothy Ray Brymer
Timothy Ray Brymer

STATE OF TENNESSEE
COUNTY OF Giles

On this 15th day of April, 2024 before me personally appeared Crystal L Watson and Timothy Ray Brymer, 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 15th day of April, 2024.

Notary Signature
My commission expires: 9/21/2024

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2024
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Hailey Hodges, 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 April 15th, 2024 (date of document).

Affiant Signature

4-15-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6-16-26

NOTARY'S SEAL

