Karen Johnson Davidson County
Batch# 1129380 DEEDWARR
05/01/2024 08:18:30 AM 5 pgs
Fees: $28.00 Taxes: $1,720.50
20240501-0031578

Name and Address of New Owner:
Peter C. Thompson and Colleen E. Thompson, Co-Trustees of The Peter C. Thompson and Colleen E. Thompson Revocable Trust dated July 8, 1998
7843 Michael Court
Granite Bay, CA 95746

Send Tax Bills To:
Peter C. Thompson and Colleen E. Thompson, Co-Trustees of The Peter C. Thompson and Colleen E. Thompson Revocable Trust dated July 8, 1998
7843 Michael Court
Granite Bay, CA 95746

This Instrument Prepared By:
Katie Freeland
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, **Purchasing Fund 2023-1 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 **Peter C. Thompson and Colleen E. Thompson, Co-Trustees of The Peter C. Thompson and Colleen E. Thompson Revocable Trust dated July 8, 1998, with 99/100 undivided interest, Kathryn Marie Thompson-Follese, 1/200 undivided interest, and Ryan Keith Follese, 1/200 undivided interest,** "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 David P. Phillips and Pamela Wolfe Phillips, a married couple to Purchasing Fund 2023-1 LLC, a Delaware Limited Liability Company

by warranty deed dated 03/06/2024 and recorded on 03/06/2024 as Instrument Number 20240306-0015686 in the Official Records 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.

Grantor(s) warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Tennessee, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1001 South Capital of Texas Highway, Bldg I, Suite 100, Austin, TX 78746.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2024.

Purchasing Fund 2023-1 LLC, a Delaware Limited Liability Company

By: _____(SEAL)
James Pack, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Simpson, Notary of the state and county mentioned, personally appeared James Pack, Authorized Signatory of Purchasing Fund 2023-1 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 2023-1 LLC, the within named bargainor, a Limited Liability Company, and that such James Pack, Authorized Signatory of Purchasing Fund 2023-1 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 30th day of April, 2024.

_____
Notary Signature

Printed Name: Emily Simpson

My commission expires: 3/9/27

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

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 $465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Katherine Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of April, 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 April 30, 2024.

Steve Berneman

Date: 30th day of April, 2024

State of Tennessee
County of Davidson

Sworn and subscribed before me on 30th day of April, 2024 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025



File No.: 2024-4219-TN