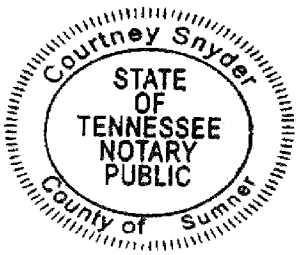
Karen Johnson Davidson County
Batch# 1133312 DEEDWARR
05/10/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,222.78
20240510-0034449

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $600,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFRE ME, THIS THE 8th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-16-26
(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 2023-2, LLC	SEND TAX BILLS TO: Purchasing Fund 2023-2, LLC	MAP/PARCEL NO.(S) 146-08-0-079.00
(NAME) 1001 S Capital of TX Hwy Bldg I STE 100	(NAME) 1001 S Capital of TX Hwy Bldg I STE 100	
(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, Sakhi G. Durani and Mine Naeim, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Purchasing Fund 2023-2, 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. 406 on the Map of Section Six, Crieve Hall Estates, of record in Plat Book 2331, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 406 fronts 90 feet on the Southerly side of Blackman Drive and runs back 195.4 feet on the Westerly line and 195.1 feet on the Easterly line to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Edith L. Gilliam for her sole and separate use, her by Warranty Deed from Alvin R. Maloney and wife, Mary Jo Maloney of record in Book 2646, page 573, Register's Office for Davidson County, Tennessee, dated May 14, 1957 and recorded on May 14, 1957.

Being the same property conveyed to Judith Lee Gilliam by Quitclaim Deed from Jo Ann Brassfield of record in Instrument No. 20221222-0132082 Register's Office for Davidson County, Tennessee, dated December 22, 2022 and recorded on December 22, 2022.

The said person Edith L. Gilliam is died in July 1, 1996.

Being the same property conveyed to Sakhi G. Durani and wife, Mine Naeim by Warranty Deed from Judith Lee Gilliam, unmarried of record in Instrument No. 20230726-0057749 Register's Office for Davidson County, Tennessee, dated July 24, 2023 and recorded on July 26, 2023.

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 381 Blackman Road, Nashville, TN 37211

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 8 day of May, 2024

Sakhi G. Durani

Mine Naeim

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8 day of May, 2024 before me personally appeared Sakhi G Durani and Mine Naeim, 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 8 day of May, 2024

Notary Signature
My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 5-8-2024 (date of document).

Affiant Signature

5-8-2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of May 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10-16-26

NOTARY'S SEAL

