Karen Johnson Davidson County
Batch# 1136509 DEEDWARR
05/20/2024 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20240520-0037030

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF May 2024

Notary Public

MY COMMISSION EXPIRES: 9/30/2024

(AFFIX SEAL)

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Name and Address of New Owner:
Sebastian Moore and Reona Lanier
6196 Del Sol Drive
Nashville, TN 37189

Send Tax Bills To:
Sebastian Moore and Reona Lanier
6196 Del Sol Drive
Nashville, TN 37189

This Instrument Prepared By:

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

Map & Parcel No: 049-14-0A-037-00

# 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-I 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 **Sebastian Moore and Reona Lanier, a married couple**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 37, on the plan of Vista, according to plat and survey appearing of record in Instrument No. 20170203-0011914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed from Fitzgerald Adjeitey and Erika Adjeitey, husband and wife to Purchasing Fund 2023-1 LLC, a Delaware Limited Liability Company by Warranty Deed dated December 4th, 2023 and recorded on December 4th, 2023 as Instrument No. 202312040093464 in 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.

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 16th day of May, 2024.

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

By: _____

Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sarah Calhoun of the state and county mentioned, personally appeared Steve Berneman, 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 Steve Berneman, 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 Tennessee, this 16th day of May, 2024.

Sarah Calhoun
Notary Signature

Printed Name: Sarah Calhoun

My commission expires: 3-6-2027



## Certificate of Authenticity

I, Holly A. Mason, 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 May 17, 2024.

Affiant Signature

5/17/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

