Karen Johnson Davidson County
Batch# 1138492 DEEDWARR
05/22/2024 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,267.81
20240522-0038317

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $342,650.00

D Gant II Melissa Gant
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 22 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 1.528
(AFFIX SEAL)

DEREK TRUELOVE
NOTARY PUBLIC
STATE OF TENNESSEE
MY Commission Expires on 01/05/2026
WILSON COUNTY

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	SEND TAX BILLS TO: Purchasing Fund 2023-1, LLC	MAP0PARCEL NO.(S) 059-00-0-162.00
(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, Darrell Gant II, an unmarried man, and Melissa Sue Gant, an unmarried woman, "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, described as follows to-wit:

Being Lot No. 1 on the plan of ANDREW GARRETT PROPERTY of record in Instrument Number Plat Book 4470, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Darrell W. Gant, II, married man by Warranty Deed from Ashley Denise Sparkman Thomas, married of record in Instrument No. 20170807-0080428 Register's Office for Davidson County, Tennessee, dated August 3, 2017 and recorded on August 7, 2017.

Darrell Grant II having since been divorced as pursuant to the Final Decree of Divorce/Marital Dissolution Agreement as shown in Case No. 23D603, in the Third Circuit Court for Davidson County, Tennessee.

Melissa Sue Gant is executing this instrument for the purpose of conveying all of her right, title, interest and marital interest to said property as pursuant to the Final Decree of Divorce/Marital Dissolution Agreement as shown in Case No. 23D603, in the Third Circuit Court for Davidson County, Tennessee.

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 2615 Whites Creek Pike, Nashville, TN 37207

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 22 day of May, 2024.

Darrell Gant II

Melissa Sue Gant

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22 day of May, 2024 before me personally appeared Darrell Gant II and Melissa Sue Gant, 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 22 day of May, 2024

Notary Signature
My commission expires: 1-5-28

REBECCA TRUELOVE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES ON 01-05-2028
WILSON 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 05-22-24 (date of document).

Affiant Signature

05-22-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10-10-26

NOTARY'S SEAL

