Karen Johnson Davidson County
Batch# 1141603 DEEDWARR
06/03/2024 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240603-0041100

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 $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 22nd DAY OF May, 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: Mariano Valera and Stephanie Poirier	SEND TAX BILLS TO: Mariano Valera and Stephanie Poirier	MAP0PARCEL NO.(S) 052-04-0C-027.00-CO
(NAME) 708 Gilead Court	(NAME) 708 Gilead Court	
(ADDRESS) Nashville, TN 37115	(ADDRESS) Nashville, TN 37115	
(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, Purchasing Fund 2023-3, 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 Mariano Valera, an unmarried man, and Stephanie Poirier, an unmarried woman, "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. 27 on the Plan of Ravenwood of record in Plat at Instrument No. 20001211-0121554, 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 Thomas Conan Weston and Ashley Nicole Goldsmith, as tenants in common with the right of survivorship by Warranty Deed from Amy M. Cunningham and James D. Cunningham, wife and husband of record in Instrument No. 20200824-0094920 Register's Office for Davidson County, Tennessee, dated August 18, 2020 and recorded on August 24, 2020.

Being the same property conveyed to Purchasing Fund 2023-3 LLC, a Delaware Limited Liability Company by Warranty Deed from Thomas Conan Weston and Ashley Nicole Goldsmith, a married Couple of record in Instrument No. 20231206-0094350 Register's Office for Davidson County, Tennessee, dated December 3, 2023 and recorded on December 6, 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 708 Gilead Court, Nashville, TN 37115

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 23 day of May, 2024.

Purchasing Fund 2023-3, LLC, a Delaware Limited Liability Company
BY: Purchasing Fund 2023-1 Holdco, LLC, a Delaware Limited Liability Company
BY: Desiree
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Travis

Before me, Miranda Alvarez of the state and county mentioned, personally appeared Purchasing Fund 2023-3, 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 Signer of Purchasing Fund 2023-3, LLC, the within named bargainor, a Limited Liability Company, and that such Purchasing Fund 2023-3, LLC as such Desiree Carrillo, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer

Witness my hand and seal, at office in Texas, this 23 day of May, 2024.

Notary Signature

Printed Name: Miranda Alvarez

My commission expires: 12/5/27

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID 134669125

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 5-23-24 (date of document).

Affiant Signature

5-24-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10-16-26

NOTARY'S SEAL

