Karen Johnson Davidson County
Batch# 1143874 DEEDWARR
06/06/2024 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,399.53
20240606-0042318

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $378,250.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 2 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 1.5.28
(AFFIX SEAL)

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Purchasing Fund 2023-1, LLC	Purchasing Fund 2023-1, LLC	082-13-0C-014.00-CO
(NAME) 1001 S Capital of Texas Hwy, Building 1, Suite 100	(NAME) 1001 S Capital of Texas Hwy, Building 1, Suite 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, Chandra D. Bailey, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 14 as specified on the Plat shown in the Master Deed on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 20068823-0103941, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Chandra D. Bailey, unmarried by Warranty Deed from Kiss Partners, a Tennessee General Partnership of record in Instrument No. 20080116-0004825 Register's Office for Davidson County, Tennessee, dated January 15, 2008 and recorded on January 16, 2008.

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 320 Criddle Street, Nashville, TN 37219

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 3 day of June, 2024

Chandra D. Bailey

STATE OF TN
COUNTY OF Davidson

On this 3 day of June, 2024 before me personally appeared Chandra D. Bailey, 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 3 day of June, 2024

Notary Signature
My commission expires: 1.5.28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
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 6-3-2024 (date of document).

Affiant Signature

6-3-2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6-16-26

NOTARY'S SEAL

