Karen Johnson Davidson County
Batch# 1150790 DEEDWARR
06/25/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.01
20240625-0047484

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22886-MC

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER
$317,300.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 24th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES:
3-21-2028
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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)
Thomas Franklin McDow III, Jane Shivers McDow	**NEW OWNER**	151-01-0A-160.00-CO
(NAME)	(NAME)	
1033 Lynnwood Blvd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(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 2023-1, 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 Thomas Franklin McDow III and Jane Shivers McDow, and their successors in trust, as Co-Trustees of the Tom and Jane McDow Trust, a Tennessee Community Property Trust, dated June 7, 2024 , "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. 160 on the Plan of Chatham Pointe of record in Plat Book 6900, Page (s) 444 through 447, inclusive, 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 James H. Brymer by Warranty Deed from Jere Helen Schofield Pace of record in Book 11180, page 861, Register's Office for Davidson County, Tennessee, dated October 28, 1998 and recorded on November 02, 1998.

Being the same property conveyed to Crystal L. Watson, Timothy R. Bymer and Candace Beth Franklin, as tenants in common, by operation of law pursuant to Tenn. Code Ann. \'a7 31-2-103, upon the death of James H. Brymer on June 1, 2020.

Quitclaim Deed from Candace Beth Franklin of record in Instrument No. 20200811-0089316 Register's Office for Davidson County, Tennessee, dated August 10, 2020 and recorded on August 11, 2020.

Being the same property conveyed to Purchasing Fund 2023-1, LLC, a Delaware limited liability company by Warranty Deed from Crystal L. Watson, a single woman and Timothy Ray Brymer, a single man of record in Instrument No. 20240419-0028227 Register's Office for Davidson County, Tennessee, dated April 18, 2024 and recorded on April 19, 2024.

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 3108 Kennebeck Place, Nashville, TN 37013

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 20 day of June, 2024.

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

BY: DCO
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Travis

Before me, Destiny Carrillo of the state and county mentioned, personally appeared 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 Signer of Purchasing Fund 2023-1, LLC, the within named bargainor, a Limited Liability Company, and that such Purchasing Fund 2023-1, LLC as such Destiny 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 person, this 20 day of June, 2024.

AAA
Notary Signature

Printed Name: Miranda Alvarez

My commission expires: 12-5-27

NOTARY PUBLIC STATE OF TEXAS
Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID 134669125

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/24/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/24/24

State of Tennessee

County of Davidson

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

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

