Karen Johnson Davidson County
Batch# 1151535 DEEDWARR
06/27/2024 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,253.30
20240627-0048125

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $609,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 26th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

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)
Brett Cornelius and Melody Carole	Brett Cornelius and Melody Carole	146-08-0-079.00
(NAME) 381 Blackman Road	(NAME) 1244 Cliftee Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	
(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 2023-2,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 Brett Cornelius and Melody Carole, husband and wife , "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. 406 on the Map of Section Six, Crieve Hall Estates, of record in Plat Book 2331, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 406 fronts 90 feet on the Southerly side of Blackman Drive and runs back 195.4 feet on the Westerly line and 195.1 feet on the Easterly line to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Edith L. Gilliam for her sole and separate use, her by Warranty Deed from Alvin R. Maloney and wife, Mary Jo Maloney of record in Book 2646, page 573, Register's Office for Davidson County, Tennessee, dated May 14, 1957 and recorded on May 14, 1957.

The said Edith L. Gilliam died on July 1, 1996.

Being the same property conveyed to Judith Lee Gilliam by Quitclaim Deed from Jo Ann Brassfield, heir at law, of record in Instrument No. 20221222-0132082 Register's Office for Davidson County, Tennessee, dated December 22, 2022 and recorded on December 22, 2022.

Being the same property conveyed to Sakhi G. Durani and wife, Mine Naeim by Warranty Deed from Judith Lee Gilliam, unmarried of record in Instrument No. 20230726-0057749 Register's Office for Davidson County, Tennessee, dated July 24, 2023 and recorded on July 26, 2023.

Being the same property conveyed to Purchasing Fund 2023-2, LLC, a Delaware Limited Liability Company by Warranty Deed from Sakhi G. Durani and Mine Naeim, husband and wife of record in Instrument No. 20240510-0034449 Register's Office for Davidson County, Tennessee, dated May 08, 2024 and recorded on May 10, 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 381 Blackman Road, Nashville, TN 37211

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 2023-2, LLC, a Delaware Limited Liability Company
BY: Purchasing Fund 2023-1 Holdco, LLC, a Delaware Limited ~~Liability~~ Company

BY: _____
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Travis

Before me, Miranda Alvarez of the state and county mentioned, personally appeared Purchasing Fund 2023-2,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 2023-2,LLC, the within named bargainor, a Limited Liability Company, and that such Purchasing Fund 2023-2,LLC as such Miranda Alvarez 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 20 day of June, 2024.

_____
Notary Signature

CRISTOPHER SOLORZANO TELLO
Notary ID #134515274
My Commission Expires
August 18, 2027

Printed Name: Cristopher Tello

My commission expires: 08/18/27

I, Brian Mitchell, 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 June 20, 2024 (date of document).

Brian Mitchell

Affiant Signature

Date June 26, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2024.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

