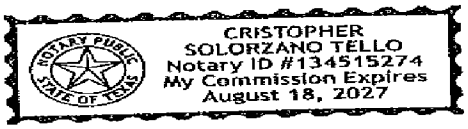
Karen Johnson Davidson County
Batch# 1165921 DEEDWARR
08/02/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,613.20
20240802-0059058

WARRANTY DEED



STATE OF Texas
COUNTY OF Travis

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 436,000.00

Destiny Carrillo
Affiant

SUBSCRIBED AND SWORN TO BEFRE ME, THIS THE 1 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: Aug 18, 2027
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Rebecca Fritz, Thomas J. Fritz, and Lynn M. Fritz	SEND TAX BILLS TO: Rebecca Fritz, Thomas J. Fritz, and Lynn M. Fritz	MAP0PARCEL NO.(S) 082-13-0C-014.00-CO
(NAME) 320 Criddle Street Nashville, TN 37219	(NAME) 320 Criddle Street Nashville, TN 37219	
(ADDRESS) Nashville, TN 37219	(ADDRESS) Nashville, TN 37219	
(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 Rebecca Fritz, an unmarried woman, and Thomas J. Fritz and Lynn M. Fritz, a married couple , "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:

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.

Being the same property conveyed to Purchasing Fund 2023-1, LLC, a Delaware Limited Liability Company by Warranty Deed from Chandra D. Bailey, an unmarried woman of record in Instrument No. 20240606-0042318 Register's Office for Davidson County, Tennessee, dated June 03, 2024 and recorded on June 06, 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, know 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 1 day of August, 2024

Destiny Carrillo (SEAL)
Purchasing Fund 2023-1, LLC, a Delaware Limited Liability Company
BY: Purchasing Fund 2023-1 Holdco, LLC, a Delaware Limited Liability Company

BY: Destiny Carrillo
Its: Authorized Signatory

STATE OF ~~TENNESSEE~~ 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 1 day of August, 2024.

Notary Signature

Printed Name: Cristopher Sonrano-Tello

My commission expires: August 18, 2027

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

Tennessee Certification of Electronic Document

I, Hallen 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 9-1-2024 (date of document).

Affiant Signature

9-1-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6-16-26

NOTARY'S SEAL

