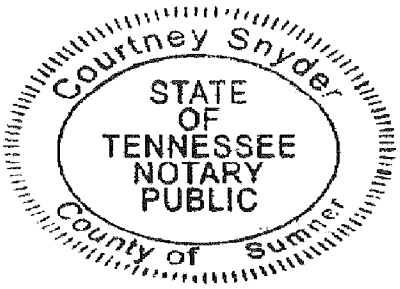
Karen Johnson Davidson County
Batch# 1172001 DEEDWARR
08/19/2024 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,893.48
20240819-0063462

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $511,750.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 12th DAY OF August 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:	SEND TAX BILLS TO:	MAP/PARCEL NO.(S)
Purchasing Fund 2024-1, LLC	Purchasing Fund 2024-1, LLC	041-04-0-075.00
(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, Jackie Patterson and wife, Deloris Patterson, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Purchasing Fund 2024-1, LLC, a Delaware Limited Liability Company , "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 Lot 84, Plan of Dalemere Subdivision, Section 5, as shown on Plat of record in Plat Book 3600, Page 19, and as amended in Book 7791, Page 957, in the Register's Office for Davidson County, Tennesseee, to which plat reference is hereby made for a more
particular description of said property.

Being the same property conveyed to Jackie Patterson and wife, Deloris Patterson by Warranty Deed from Astercor Group, LLC, a Tennessee limited liability company of record in Instrument No. 20140423-0034053 Register's Office for Davidson County, Tennessee, dated April 18, 2014 and recorded on April 23, 2014.

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.

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 1224 Dalemere Drive, Nashville, TN 37207

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 12th day of August, 2024.

Deloris Patterson

Jackie Patterson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of August, 2024, before me personally appeared Jackie Patterson and Deloris Patterson,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 12th day of August, 2024

Notary Signature
My commission expires: 10-16-26

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

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 9-12-24 (date of document).

Hailey Hodges
Affiant Signature

9-12-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6-16-26

NOTARY'S SEAL

