# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1193053 DEEDWARR
10/14/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241014-0079171

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 11 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/5/2028
(AFFIX SEAL)

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: Maria D Ayala La Reynaga and Kayleigh A. Espaillat | SEND TAX BILLS TO: Maria D Ayala La Reynaga and Kayleigh A. Espaillat | MAP0PARCEL NO.(S) 059-00-0-162.00 |
|---|---|---|
| (NAME) 2615 Whites Creek Pike | (NAME) 2615 Whites Creek Pike | |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Nashville, TN 37207 | |
| (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 Maria D Ayala La Reynaga, and Kayleigh A. Espaillat , "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, described as follows to-wit:

Being Lot No. 1 on the plan of Andrew Garrett Property of record in Instrument Number Plat Book 4470, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Darrell W. Gant, II, married man by Warranty Deed from Ashley Denise Sparkman Thomas, married of record in Instrument No. 20170807-0080428 Register's Office for Davidson County, Tennessee, dated August 03, 2017 and recorded on August 07, 2017.

Being the same property conveyed to Purchasing Fund 2023-1, LLC, a Delaware Limited Liability Company by Warranty Deed from Darrell Gant II, an unmarried man and Melissa Sue Gant, an unmarried woman of record in Instrument No. 20240522-0038317 Register's Office for Davidson County, Tennessee, dated May 22, 2024 and recorded on May 22, 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 2615 Whites Creek Pike, 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 8th day of October, 2024.

Purchasing Fund 2023-1 LLC, a Delaware Limited Liability Company
BY: Purchasing Fund 2023-1 Holdco, LLC, a Delaware Limited Liability Company
BY: Dominic Carrillo
Its: Authorized Signatory

STATE OF VA
COUNTY OF Fairfax

Before me, Dominic 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 Representative of Purchasing Fund 2023-1 LLC, the within named bargainor, a Limited Liability Company, and that such Purchasing Fund 2023-1 LLC as such Dominic Carrillo, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal, at office in VA, this 8th day of october, 2024.

Notary Signature

Printed Name: Carey Sheaffer Ramirez

My commission expires: 12/31/2027

Carey Sheaffer Ramirez
REGISTRATION NUMBER
319633
COMMISSION EXPIRES
December 31, 2027

Notarized remotely online using communication technology via Proof.

## Certificate of Authenticity

I, Holly A. Mason, 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 October 11 2024.

Affiant Signature

10/11/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of October 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026