Karen Johnson Davidson County
Batch# 1213205 DEEDWARR
12/06/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,448.92
20241206-0094996

WARRANTY DEED

STATE OF Georgia
COUNTY OF Cherokee

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $391,600.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 5 DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 09/04/2027

(AFFIX SEAL)

TARA L. PIERCE NOTARY PUBLIC MY COMMISSION EXPIRES 09/04/2027 CHEROKEE COUNTY, GEORGIA

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)
Purchasing Fund 2024-1, LLC	Purchasing Fund 2024-1, LLC	150-03-0-380.00
(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, Leotis Rawls and Terri Rawls, husband and wife, as tenants by the entirety, "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:

Land in Davidson County, Tennessee, being Lot No. 434 on the Plan of Section Nine, The Country of record in Plat Book 6900, Page (s) 285 and 286, 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 Lee Rawls and wife, Terri Rawls by Warranty Deed from Michael W. Terwilliger and wife, Marcia P. Terwilliger of record in Instrument No. 20010702-0069910 Register's Office for Davidson County, Tennessee, dated June 28, 2001 and recorded on July 02, 2001.

Being the same property conveyed to Leotis Rawls and Terri Rawls, husband and wife, as tenants by the entirety by Quitclaim Deed from Leotis Rawls, who acquired title as Lee Rawls and Terri Rawls, husband and wife of record in Instrument No. 20150608-

0053688 Register's Office for Davidson County, Tennessee, dated May 17, 2015 and recorded on June 08, 2015.

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 1021 Ainsworth Circle, Antioch, 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 5th day of December 2024.

Leotis Rawls

Terri Rawls

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of December, 2024, before me personally appeared Leotis Rawls and Terri Rawls, 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 5th day of December, 2024.

Notary Signature
My commission expires: 05-06-2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Hayley 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 12-5-24 (date of document).

Affiant Signature

12-5-24
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 5 day of December, 2024.

TARA L. PIERCE NOTARY PUBLIC MY COMMISSION EXPIRES 09/04/2027 CHEROKEE COUNTY, GEORGIA

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 09/04/2027