Karen Johnson Davidson County
Batch# 1221750 DEEDWARR
12/30/2024 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,129.50
20241230-0101194

Name and Address of New Owner
Send Tax Bills To:
Purchasing Fund 2024-1 LLC
1001 South Capital of Texas Highway
Bldg. I, Ste. 100
Austin, TX 78746

Homeward Title LLC HTTN-24-2

This Instrument Prepared By:
Laura Dixon
Homeward Title 2, LLC
1001 South Capital of Texas Highway
Bldg I, Ste 100
Austin, TX 78746

Map & Parcel No: 075-05-0-106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which are hereby acknowledged, Brandon L. Garza and Heather Elizabeth Luthy Garza, husband and wife, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto Purchasing Fund 2024-1 LLC, a Delaware Limited Liability Company hereafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Section One, Hermitage Place, of record in Book 6900, Page 206, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon L. Garza and Heather Elizabeth Luthy Garza, husband and wife by deed from David Matthew Goins and Cynthia Caroline Hughes, married, dated July 31, 2020, recorded August 3, 2020 of record in Instrument No. 20200803-0085292, Registers Office for Davidson County, Tennessee.

This improved property known as: 185 Bonnafield Drive, Hermitage, TN 37076

THIS CONYEYANCE is made subject to all taxes, restrictions, visible easements, rights-of-way, zoning and planning ordinances, and health department regulations that may affect the premises

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as notated herein; and the Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

WITNESS MY SIGNATURE hereto to this 30th of December, 2024.

Brandon L. Garza

Heather Elizabeth Luthy Garza

STATE OF Tennessee
COUNTY OF Davidson

On this 30th of December, 2024, before me personally appeared Brandon L. Garza and Heather Elizabeth Luthy Garza, 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 30th day of December, 2024.

SEAL

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 1-5-2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section §67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,270.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 30 day of Dec, 2024

Notary Signature
My commission expires:
November, 27,2027

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SEAL

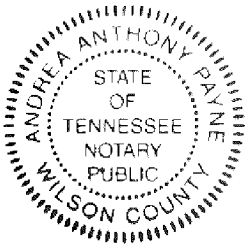
CERTIFICATE OF AUTHENTICITY

I, Laura E. Dixon, do hereby make an oath that I am the licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian for Homeward Title

STATE TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Andrea Anthony Payne, a Notary Public in and for the aforesaid county and state, the within named Laura E. Dixon, who acknowledges that this certification of an electronic document is true ands correct and whose signature I have witnessed.



Notary Public

SEAL
My Commission Expires November 27, 2027