Karen Johnson Davidson County
Batch# 1239618 DEEDWARR
02/21/2025 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $2,349.50
20250221-0013021

Homeward Title HTTN-25-7

Name and Address of New Owner
Send Tax Bills To:
PURCHASING FUND 2021-1 LLC, a Delaware Limited Liability Company
1001 South Capital of Texas Highway
Bld I, Ste 100
Austin, TX 78746

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: 083-15-0-057

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, Kyle E. Grasser, an unmarried man, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto PURCHASING FUND 2021-1 LLC, a Delaware Limited Liability Company, hereafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit: A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 40 on the Plan of Fortland Park, Section 2, of record in Book 2900, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kyle E. Grasser, an unmarried man by Warranty Deed dated June 10, 2016 from Anthony Samuel, recorded June 28, 2016, in Instrument Number 20160628-0065653, in the Official Records of Davidson County, Tennessee.

This improved property known as: 255 Riverside Drive, Nashville, TN 37206

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 19th of February, 2025.

Kyle E. Grasser

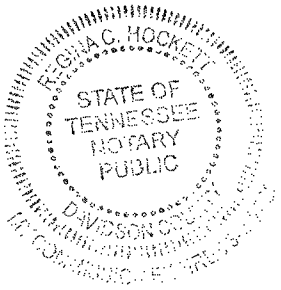
STATE OF Tennessee
COUNTY OF DAVIDSON

On this 19th of February, 2025, before me personally appeared Kyle E. Grasser, 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 19th day of February ,2025.

Notary Signature
My commission expires: 3/3/2026

SEAL



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 $635,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JE Dixon

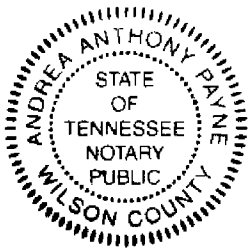
AFFIANT

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 19th day of February, 2025

Andrea Anthony Payne

Notary Signature
My commission expires: November 27, 2027



SEAL

Tennessee Certification of Electronic Document

I, Laura E. Dixon, 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 02/19/2025 (date of document).

LED Dixon

Affiant Signature

02/19/2025

Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 19th day of February, 2025.

Andrea Anthony Payne

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL

