WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242222 DEEDWARR
02/28/2025 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250228-0015151

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID134669125

STATE OF Texas
COUNTY OF Travis

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 16 DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES:
12/5/27
(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:	MAP0PARCEL NO.(S)
Tiffany Miller	Tiffany Miller	041-04-0-075.00
(NAME) 1224 Dalemere Drive Nashville, TN 37207	(NAME) 1224 Dalemere Drive Nashville, TN 37207	
(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 2024-1, 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 Tiffany Miller*, "the Grantee," the following described real estate in Davidson County, Tennessee:

* a single person

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

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, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Purchasing Fund 2024-1, LLC, a Delaware Limited Liability Company by Warranty Deed from Jackie Patterson and wife, Deloris Patterson of record in Instrument No. 20240819-0063462 Register's Office for Davidson County, Tennessee, dated August 12, 2024 and recorded on August 19, 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 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 16 day of Dec., 2024.

Purchasing Fund 2024-1, LLC, a Delaware Limited Liability Company
BY: PF Combined Holdings 2023, LLC, a Delaware limited liability company

BY: _____
Its: Authorized Signatory

STATE OF TEXAS
COUNTY OF Travis

Before me, Miranda Alvarez of the state and county mentioned, personally appeared Purchasing Fund 2024-1, 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 Signer of Purchasing Fund 2024-1, LLC, the within named bargainor, a Limited Liability Company, and that such Purchasing Fund 2024-1, 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 Signer.

Witness my hand and seal, at office in person, this 16 day of December, 2024.

_____
Notary Signature

Printed Name: Miranda Alvarez

My commission expires: 12/5/27

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID134669125

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/16/24 (date of document).

Affiant Signature

12/23/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

