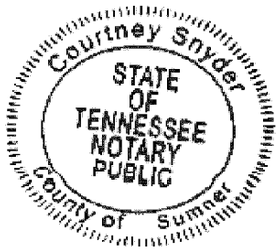
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265488 DEEDWARR
04/28/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250428-0032689



STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 23rd DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES:

06/16/2026

(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)
Diego Geijo Ramos and Santa C. Briseno Gonzalez	First Colony Mortgage Corp C/O DocProbe Attn: Final Document Department	150-03-0-380.00
(NAME) 1021 Ainsworth Circle	(NAME) 1133 Ocean Ave, Mailstop: DP9312	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lakewood, NJ 08701	
(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 Diego Geijo Ramos and Santa C. Briseno Gonzalez, husband and wife , "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.

Being the same property conveyed to Purchasing Fund 2024-1, LLC, a Delaware Limited Liability Company by Warranty Deed from Leotis Rawls and Terri Rawls, husband and wife, as tenants by the entirety of record in Instrument No. 20241206-0094996 Register's Office for Davidson County, Tennessee, dated December 05, 2024 and recorded on December 06, 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 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 23 day of April, 2025.

Purchasing Fund 2024-1, LLC, a Delaware Limited Liability Company
By:Purchasing Fund 2024-1 Holdco, LLC, Sole Member of Purchasing Fund 2024-1, LLC
By: Homeward, Inc., Sole Member of Purchasing Fund 2023-1 Holdco, LLC

Its: Authorized Representative

STATE OF ~~TENNESSEE~~ TX Texas
COUNTY OF Travis

Before me, Dominic Carrillo 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 23 day of April, 2025.

Notary Signature

Printed Name: Miranda Alvarez

My commission expires: 12/5/27

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID 134669125

Tennessee Certification of Electronic Document

I, **Hailey 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 **04-23-2025** (date of document).

Hailey Hodges

Affiant Signature

04-23-2025

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this **23rd** day of **April**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: **06-16-2026**

NOTARY'S SEAL

