Karen Johnson Davidson County
Batch# 1274128 DEEDWARR
05/16/2025 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20250516-0038744

Name and Address of New Owner
and Send Tax Bills To:
PURCHASING FUND 2023-2 LLC
1007 South Congress Avenue
Bldg 9, Ste 410
Austin, TX 78704

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: 129-04-0-076

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, Michael G. Hoskins, a single person, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto PURCHASING FUND 2023-2 LLC, a Delaware Limited Liability Company, hereafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land located in the county of DavidsonState of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Longview Subdivision of record in Book 6200 Page 620, Register's Office of Davidson County, Tennessee to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael G. Hoskins by Sheriff's Deed dated November 1, 2012 from Davidson County Sheriff's Office, recorded November 1, 2012, in Instrument Number 20121101-0100514, in the Official Records of Davidson County, Tennessee.

This improved property known as: 5909 Old Harding Pike, Nashville, TN 37205

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 15th of May, 2025.

Michael G. Hoskins

STATE OF TN
COUNTY OF Davidson

On this 15th of May, 2025, before me personally appeared Michael G. Hoskins, 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 15 day of May ,2025.

Susie J Ingram
Notary Signature
My commission expires: 11/2/2026

SEAL

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

202505160038744

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 $875,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

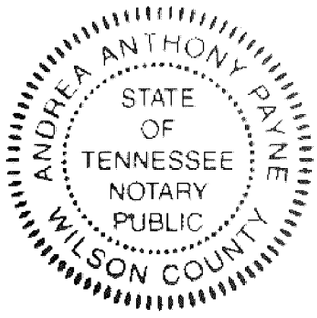
AFFIANT

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 15th day of May, 2025

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 05/15/2025 (date of document).

L E Dixon
Affiant Signature

05/15/2025
Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 15th day of May, 2025.

Andrea Anthony Payne
Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL

