Homeward Title HTTN-25-49

Name and Address of New Owner
Send Tax Bills To:
Purchasing Fund 2019-2, LLC
1007 South Congress Avenue
Bldg 9, Ste 410
Austin, TX 78704

Karen Johnson Davidson County
Batch# 1301655 DEEDWARR
07/23/2025 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20250723-0058364

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: 149-08-0-068

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, Ericka Washington, a single woman, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto Purchasing Fund 2019-2, LLC, a Texas Limited Liability Company, hereafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land located in the county of Davidson State of Tennessee, described as follows, to-wit:

Property 1:

Being Lot No. 20-B, on the plan of Zone Lot Division Lot Nos. 10-16 and 18-43 Edge-O-Lake Section 21, as the same appears of record in Plat Book 6250, Page 111 as revised in Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Ericka Washington, a single woman by Warranty Deed dated October 6, 2018 from Marcus Nielsen, married, recorded October 11, 2018, in Instrument Number 20181011-0100702, in the Official Records of Davidson County, Tennessee.

This improved property known as: 355 Clearwater Drive, Nashville, TN 37217

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 ~~21st~~ 22nd of July, 2025.

Ericka Washington

Ericka Washington

STATE OF Tennessee
COUNTY OF Wilson

On this 21st of July, 2025, before me personally appeared Ericka Washington, 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 22nd day of July ,2025.

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

SEAL

Notary Signature
My commission expires: 11/08/2028

202507230058364

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 $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

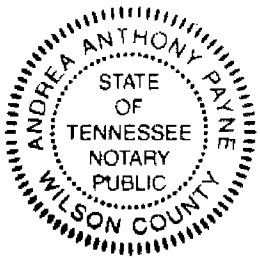
AFFIANT

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 22nd day of July, 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 07/22/2025 (date of document).

L E Dixon

Affiant Signature

07/22/2025

Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 22nd day of July, 2025.

Andrea Anthony Payne

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL

