Karen Johnson Davidson County
Batch# 1316584 DEEDWARR
08/29/2025 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20250829-0069405

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 08/28/2025 (date of document).

Affiant Signature

08/28/2025

Date

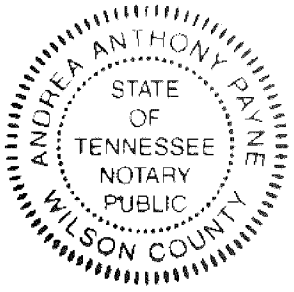
STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 28th day of August, 2025.

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL



Name and Address of New Owner
Send Tax Bills To:
Purchasing Fund 2023-1, LLC
1007 South Congress Avenue
Bldg 9, Ste 415
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: 053-06-0B-026-00

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, Sarah G. Tidwell and Evan Tidwell, wife and husband, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto Purchasing Fund 2023-1, LLC, a Delaware Limited Liability Company, hereafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land located in the county of DavidsonState of Tennessee, described as follows, to-wit:

Property 1:

Being Lot No. 160 on the Plan of Phase 2, Waterford Subdivision, of record in Plat Book 7900, Page 412-413, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

This Conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7463, Page 294 amended in Book 8694, Page 216;Book 8699; Page 462; Book 9081, Page 63; Book 9112, Page 962; Book 9530, Page 185; Book 9530, Page 182; Book 9530, Page 189 and Book 8715, Page 583, said Register's Office.

Being the same property conveyed to Sarah G. Tidwell and Evan Tidwell, wife and husband by Warranty Deed dated June 17, 2016 from Osnelt Ostine and wife, Claudette M. Ostine, recorded September 9, 2016, in Instrument Number 20160909-0095224 the Official Records of Davidson County, Tennessee.

This improved property known as: 1805 Merritt Street, Nashville, TN 37138

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 28th of August, 2025.

Evan Tidwell

Sarah G. Tidwell

STATE OF Tennessee
COUNTY OF Wilson

On this 28th of August, 2025, before me personally appeared Evan Tidwell and Sarah G. Tidwell, 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 28 day of August, 2025.

SEAL

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

Notary Signature
My commission expires: 6/3/2029

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 $375,000.00, 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 28th day of August, 2025

Notary Signature
My commission expires: November 27, 2027

SEAL

