Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1329647
10/02/2025 12 15 PM
Fees $18 00 Taxes $1,942 50

Davidson County
DEEDWARR
3 pgs

20251002-0078707

Name and Address of New Owner:
Daniel Dipasquale and Monica Jacobs
255 Riverside Drive, Nashville, TN 37206

Send Tax Bills To:
Daniel Dipasquale and Monica Jacobs
255 Riverside Drive, Nashville, TN 37206

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: 083-15-0-057

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, Purchasing Fund 2021-1, LLC, a Delaware Limited Liability Company

Being the same property conveyed to Purchasing Fund 2021-1, LLC, a Delaware Limited Liability Company by Deed dated February 19, 2025 from Kyle E. Grasser, an unmarried man, recorded February 21, 2025, in Instrument Number 20250221-0013021, in the Official Records of Davidson County, Tennessee., hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto Daniel Dipasquale and Monica Jacobs ,husband and wife, 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:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 40 on the Plan of Fortland Park, Section 2, of record in Book 2900, Page 40,

Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

This improved property known as :

255 Riverside Drive, Nashville, TN 37206

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 30th day of September, 2025.

Purchasing Fund 2021-1, LLC, a Delaware limited liability company
By: Purchasing Fund 2021 Holdco, LLC, a Delaware limited liability company the Sole Member

By: Wesley Woods

Authorized Signer
Printed Name and Title

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, _____, with whom I am personlly aquanted with (or proved to me on the basis of satisfactory evidence), who acknowledged that Wesley Woods, is an Authorized Signor of Purchasing Fund 2021 Holdco, LLC, a Delaware limited liability company the Sole Member of Purchasing Fund 2021-1, LLC, a Delaware limited liability company. within named bargainor, and as such Authorized Signor, being given authority to do so, executed the within instrument on behalf of the company by signing its name as such Authorized Signor.

Witness my hand, at office, this 30th day of September, 2025.

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

NOTARY PUBLIC

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 $525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WW
AFFIANT

STATE OF ~~TENNESSEE~~ WW Texas
COUNTY OF ~~WILSON~~ WW Travis

Sworn to and subscribed before me this 30th day ofSeptember, 2025.

Notary Signature
My commission expires: 12/5/27

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