WARRANTY DEED

STATE OF Texas
COUNTY OF Travis

Karen Johnson Davidson County
Batch# 1334982 DEEDWARR
10/16/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20251016-0082622

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $240,000.00

Affiant

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID134669125

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES:
12/5/27
(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)
Afaf Hanna	Afaf Hanna	149-08-0-068.00
(NAME) 355 Clearwater Drive	(NAME) 355 Clearwater Drive	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(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 2019-2, LLC, a Limited Liability Company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Afaf Hanna , "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:

Certain tract or parcel of land located in the County of Davidson State of Tennessee, described as follows, to-wit:

Being Lot No. 20-B on the Plan of Revised Zone Lot Division Lot Nos 10-16 and 18-43, Edge-O-Lake, Section 21, as of record in Plat 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 Purchasing Fund 2019-2, LLC, a Texas Limited Liability Company by Warranty Deed from Ericka Washington, a single woman of record in Instrument No. 20250723-0058364 Register's Office for Davidson County, Tennessee, dated July 22, 2025 and recorded on July 23, 2025.

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 355 Clearwater Drive, Nashville, TN 37217

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 18 day of Sept., 2025.

Purchasing Fund 2019-2, LLC, a Limited Liability Company
By: Homeward, Inc., Sole Member of Purchasing Fund 2019-2, LLC

By: _____
Its: Authorized Representative

STATE OF Texas
COUNTY OF Travis

Before me, Miranda Alvarez of the state and county mentioned, personally appeared Dominic Carrillo of Purchasing Fund 2019-2, 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 2019-2, LLC, the within named bargainor, a Limited Liability Company, and that such Authorized Signer of Purchasing Fund 2019-2, 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 _____.

Witness my hand and seal, at office in person, this 18 day of Sept., 2025.

_____
Notary Signature

Printed Name: Miranda Alvarez

My commission expires: 12/5/27

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID134669125

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/18/25 (date of document).

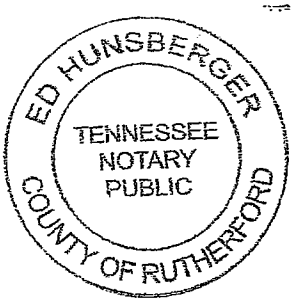
Affiant Signature

10/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of Oct, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26