Karen Johnson Davidson County
Batch# 1342301 DEEDWARR
11/05/2025 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $5,735.00
20251105-0088294

HTTN-25-73
Homeward Title

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 11/05/2025 (date of document).

Affiant Signature

11/05/2025
Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 5th day of November, 2025.

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and Address of New Owner
Send Tax Bills To:
Purchasing Fund 2023-2, 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: 116-08-0E-103-00

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, Christine Shih N/K/A Christine de la Fleur, 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:
Property 1:
Located in Davidson County, Tennessee, being Lot No. 103 on the Plan of (Revised) Sugartree Phase 3, as of record in Plat Book 5050, Pages 67-71, amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christine Shih, a single person by Quitclaim Deed dated October 11, 2018 from Kent Shih, a single person, recorded October 12, 2018, in Instrument Number 20181012-0101336, in the Official Records of Davidson County, Tennessee.

This improved property known as: 103 Adams Park, 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 5th of November, 2025.

Christine Shih N/K/A Christine de la Fleur

STATE OF Tennessee
COUNTY OF Davidson

On this 5th of November, 2025, before me personally appeared Christine Shih N/K/A Christine de la Fleur, 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 5 day of November, 2025.

SEAL

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 10-4-27

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 $1,550,000.00, 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 5th day of November, 2025

Notary Signature
My commission expires: November 27, 2027

SEAL

