Karen Johnson Davidson County
Batch# 1366325 DEEDWARR
01/06/2026 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20260106-0001149

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: 069-06-0B-047.00
HTTN-25-86

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, Hannah Jo Riley, an unmarried 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:

Land in Davidson County, Tennessee, being Unit 47, on the Plan of Ashland Place Townhomes, A Townhouse Planned Unit Development, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Ashland Place Townhomes, A Townhouse, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in instrument No. 20160826-0089473, amended in Instrument No. 20161021-01117, amended in Instrument No. 20180530-0051597, amended in Instrument No. 20190507-0042739 and amended in Instrument No. 20190619-0059213, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for more particular description of said unit.

Being the same property conveyed to Hannah Jo Riley, A Single woman by Warranty Deed dated April 14, 2021 from RWA/ASHLAND PLACE, LLC, A Tennessee Limited Liability Company, recorded April 16, 2021, in Instrument

Number 20210416-0051328, in the Official Records of Davidson County, Tennessee.
This improved property known as: 933 Ashland Place Drive, Nashville, TN 37218

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 6th of January, 2026.

Hannah Jo Riley

STATE OF Tennessee
COUNTY OF Davidson

On this 6th of January, 2026, before me personally appeared Hannah Jo Riley, 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 6th day of January ,2026.

SEAL

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

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 $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

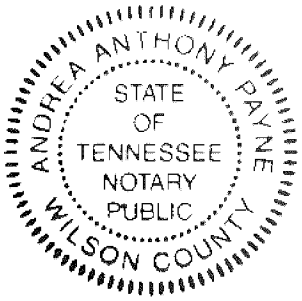
AFFIANT

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 6th day of January, 2026

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 01/06/2026 (date of document).

Affiant Signature

01/06/2026

Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 6th day of January, 2026.

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL

