Karen Johnson Davidson County
Batch# 1370848 DEEDWARR
01/16/2026 10:30:30 AM 5 pgs
Fees: $28.00 Taxes: $1,813.00
20260116-0004039

Homeward Title HTTN-25-85

Name and Address of New Owner
Send Tax Bills To:
Purchasing Fund 2025-1, 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: 181-03-0A-142-00

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, Chandan Chaudhuri and joined by his spouse Yogeshwari Chaudhuri,, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto Purchasing Fund 2025-1, 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:
Land in Davidson County, Tennessee, Being Lot No. 142 on the Plan of Section Three, Indian Creek Estates, of Record in Plat Book 9700, Page 817, Registers Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a complete and Accurate Description thereof.

Being the same property conveyed to Chandan Chaudhuri, a single man by Deed dated November 10, 2005 from Robert M. Pautienus and wife, Jenna M. Pautienus, recorded November 14, 2005, in Instrument Number 20051114-0137049, in the Official Records of Davidson County, Tennessee.

This improved property known as: 7104 Calderwood Drive, Nashville, TN 37013

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 12th of January, 2026.

Chandan Chaudhuri

STATE OF Tennessee
COUNTY OF Williamson

On this ~~12th~~ 9 of January, 2026, before me personally appeared Chandan Chaudhuri , 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 9 day of January ,2026.

SEAL

MINH LE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires:02/17/2027

This improved property known as: 7104 Calderwood Drive, Nashville, TN 37013

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 12th of January, 2026.

Yogeshwari Chaudhuri

STATE OF Tennessee
COUNTY OF Williamson

On this 12th of January, 2026, before me personally appeared Yogeshwari Chaudhuri, 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 12 day of Jan ,2026.

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires:
1-24-2028

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 $490,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

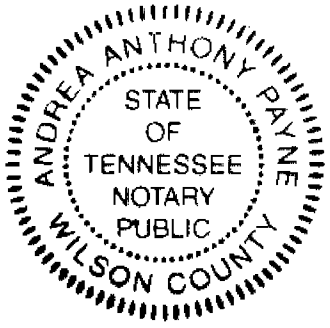
AFFIANT

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 12th 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 01/12/2026 (date of document).

LE Dixon

Affiant Signature

01/12/2026

Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 12th day of January, 2026.

Andrea Anthony Payne

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL

