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

Karen Johnson Davidson County
Batch# 1373304 DEEDWARR
01/29/2026 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20260129-0006278

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: 172-12-0D-487.00

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, Jessica Marie Hedge, an unmarried person, 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. 533 on the Plan of Final Subdivision Plat, Town Center Homes at Lenox Village Section III of record in Plat at Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica Marie Hedge, an unmarried woman by Warranty Deed dated June 11, 2018 from Melissa Lynne Karasack, a single woman, recorded July 26, 2018, in Instrument Number 20180726-0073046, in the Official Records of Davidson County, Tennessee.

This improved property known as: 8212 Persia Way, Nashville, TN 37211

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 23rd of January, 2026.

Jessica Marie Hedge

STATE OF NC
COUNTY OF Mecklenburg

On this 23rd of January, 2026, before me personally appeared Jessica Marie Hedge, 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 23 day of January, 2026.

Union County, North Carolina
Notary Public
Alicia Stingley
My Commission Expires 09/25/2029

Notary Signature
My commission expires:
9/25/2029

SEAL

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 $330,000.00, 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 23rd 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 01/23/2026 (date of document).

Affiant Signature

01/23/2026

Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 23rd day of January, 2026.

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL

