Name and Address of New Owner:
Purchasing Fund 2023-1, LLC
1007 South Congress Ave, Bldg 9, Ste 415
Austin, TX 78704

Send Tax Bills To:
Purchasing Fund 2023-1, LLC
1007 South Congress Ave, 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

Karen Johnson Davidson County
Batch# 1380764 DEEDWARR
02/13/2026 01:16:30 PM 5 pgs
Fees: $28.00 Taxes: $2,082.36
20260213-0011780

Map & Parcel No: 129 04 0 076.00

HTTN-26-97
Homeward Title

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Purchasing Fund 2023-1, LLC, a Delaware limited liability company hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which are hereby acknowledged, Purchasing Fund 2023-2, LLC, a Delaware Limited Liability Company, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto by Purchasing Fund 2023-1, 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 Davidson , State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Longview Subdivision of record in Book 6200 Page 620, Register's Office of Davidson County, Tennessee to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Purchasing Fund 2023-2 LLC, a Delaware limited liability company, by virtue of Warranty Deed from Michael G. Hoskins, recorded May 16/2025, in Instrument No. 20250516-0038744 in the Register's office for Davidson County, Tennessee.

This improved property known as :
5909 Old Harding Pike, 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 day of February, 2026.

Purchasing Fund 2023-2, LLC, a Delaware limited liability company
By: Purchasing Fund 2023-1 Holdco, LLC, a Delaware limited liability, Sole Member
By: Homeward, Inc., a Delaware corporation, Sole Member

By: _____

Wesley Woods
Printed Name and Title

Authorized Signer

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Wesley woods, with whom I am personlly aquanted with (or proved to me on the basis of satisfactory evidence), who acknowledged that Wesley woods, is as Authorized Signer of Homeward Inc, sole member of Purchasing Fund 2023-1 Holdco LLC, as Sole Member of Purchasing Fund 2023-2, LLC, a Delaware limited liability company, on behalf of the limited liability company. within named bargainor, and as such Authorized Signor, being given authority to do so, executed the within instrument on behalf of the company by signing its name as such Authorized Signor.

Witness my hand, at office, this 5th day of February, 2026.

NOTARY PUBLIC

Miranda Rochelle Alvarez
My Commission Expires
12/6/2027
Notary ID 134669125

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 $562,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

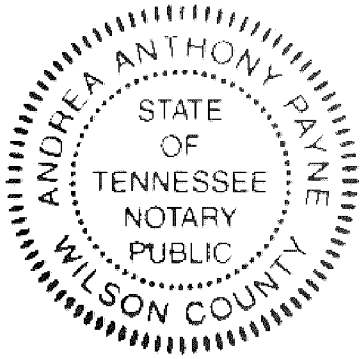
AFFIANT

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 5th day of February, 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 02/05/2026 (date of document).

Affiant Signature

02/05/2026

Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 5th day of February, 2026.

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL

