Karen Johnson Davidson County
Batch# 1384722 DEEDWARR
02/23/2026 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20260223-0014348

HTTN-26-100
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 02/23/2026 (date of document).

Affiant Signature

02/23/2026
Date

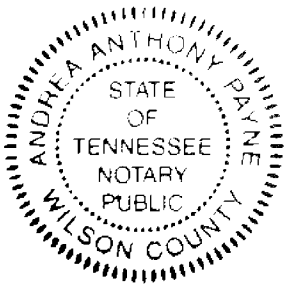
STATE TENNESSEE
COUNTY OF WILSON

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

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL



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: 075 12 0A 180.00

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, Staci L. Bell and Anthony L. Bell, a married couple, 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 Davidson State of Tennessee, described as follows, to-wit:

Property 1:
Land in Davidson County, Tennessee being Lot No. 24 on the Plan of Greer Meadows at Cedar Creek, First Revision. Section Three, Phase II, a Planned Unit Development of record in Instrument No. 20040407-0039587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Staci L. Bell and Anthony L. Bell, husband and wife, by Warranty Deed from Michael Ray Greer, recorded March 7, 2016, in 20160407-0033283, in the Register's office for Davidson County, Tennessee.

202602230014348

This improved property known as: 540 Scotts Creek Trail, Hermitage, TN 37076

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 February, 2026.

Staci L. Bell
Staci L. Bell

Anthony L. Bell
Anthony L. Bell

STATE OF Tennessee
COUNTY OF Wilson

On this 23rd of February, 2026, before me personally appeared Staci L. Bell and Anthony L. Bell, 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 February, 2026.

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 $440,000.00, 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 February, 2026

Notary Signature
My commission expires: November 27, 2027

SEAL

