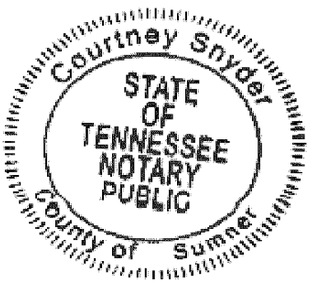
Karen Johnson Davidson County
Batch# 1396367 DEEDWARR
03/23/2026 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20260323-0023075

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $320,000.00 Hailey Hicks _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2026. CS _____ Notary Public MY COMMISSION EXPIRES: 06-16-2026 _____ (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Elena Shelepak	SEND TAX BILLS TO: Elena Shelepak	MAP0PARCEL NO.(S) 069-06-0B-047.00-CO
(NAME) 933 Ashland Place Drive	(NAME) 933 Ashland Place Drive	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Purchasing Fund 2023-2 LLC, a Delaware Limited Liability Company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Elena Shelepak, a single woman , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

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 Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160826-0089473, amended in Instrument No. 20161021-0111700, amended in Instrument No. 20180530-0051597, amended in Instrument No. 20190507-0042739, amended in Instrument No. 20190619-0059213 and amended in Instrument No. 20240930-0075474, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Hannah Jo Riley, a single woman by Warranty Deed from RWA/Ashland Place, LLC, a Tennessee limited liability company of record in

dated April 14, 2021 and recorded on April 16, 2021.

Being the same property conveyed to Purchasing Fund 2023-2 LLC, a Delaware Limited Liability Company by Warranty Deed from Hannah Jo Riley, an unmarried person of record in Instrument No. 20260106-0001149 Register's Office for Davidson County, Tennessee, dated January 06, 2026 and recorded on January 06, 2026.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 933 Ashland Place Drive, Nashville, TN 37218

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19 day of March, 2026.

Purchasing Fund 2023-2 LLC, a Delaware Limited Liability Company
By: PF Combined Holdings 2023, LLC, Sole Member of Purchasing Fund 2023-2 LLC
By: Purchasing Fund 2023-1 Holdco, LLC, Sole Member of PF Combined Holdings 2023, LLC
By: Homeward, Inc., Sole Member of Purchasing Fund 2023-1 Holdco, LLC

By: _____
Its Authorized Representative

STATE OF TEXAS
COUNTY OF Travis

Before me, Miranda Alvarez of the state and county mentioned, personally appeared Jamal Fedrick of Purchasing Fund 2023-2 LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Purchasing Fund 2023-2 LLC, the within named bargainor, a Limited Liability Company, and that such Jamal Fedrick of Purchasing Fund 2023-2 LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer

Witness my hand and seal, at office in Texas, this 19 day of March, 2026.

_____
Notary Signature

Printed Name: Miranda Alvarez

NOTARY PUBLIC STATE OF TEXAS
Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID 134669125

My commission expires: 12/5/27

Tennessee Certification of Electronic Document

I, **Hailey Hodges**, 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 **03/19/2026** (date of document).

Hailey Hodges

Affiant Signature

03/19/2026

Date

State of **Tennessee**

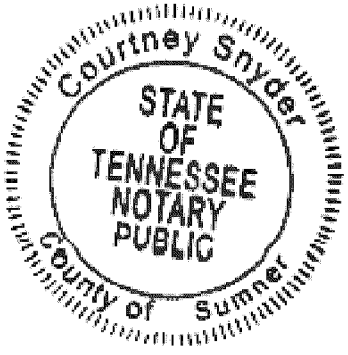
County of **Sumner**

Sworn to and subscribed before me this **19th** day of **March**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: **06-16-2026**

NOTARY'S SEAL



202603230023075