Karen Johnson Davidson County
Batch# 1402601 DEEDWARR
04/07/2026 12:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,065.60
20260407-0027890

Name and Address of New Owner
Send Tax Bills To:
Purchasing Fund 2024-1, 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
File Number: HTTN-26-105

Map & Parcel No: 176 02 0 082.00

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, Cherryl Kilness, a single person, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto Purchasing Fund 2024-1, 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:

Property 1:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Peppertree Forest, Section 19, of record in Plat Book 7900, Page 783, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Cherryl Kilness, a single woman, by virtue of Warranty Deed from Christopher L. Rodriguez, married recorded 02/25/2016, in Instrument No. 20160225-0018062 in the Register's office for Davidson County, Tennessee.

This improved property known as: 5308 Flagstone Drive, Antioch, 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 6th of April, 2026.

Cherryl Kilness

Cherryl Kilness

STATE OF TN
COUNTY OF Rutherford

On this 6th of April, 2026, before me personally appeared Cherryl Kilness, 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 6 day of April ,2026.

SEAL

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 10-4-27

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 04/06/2026 (date of document).

Affiant Signature

04/06/2026

Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 6th day of April, 2026.

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S 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 $288,000.00, 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 6th day of April, 2026

Notary Signature
My commission expires: November 27, 2027

SEAL

