Karen Johnson Davidson County
Batch# 1406082 DEEDWARR
04/16/2026 09:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20260416-0031139

Name and Address of New Owner:
Lynnea C. Sharp
7104 Calderwood Drive, Nashville, TN 37013

Send Tax Bills To:
Lynnea C. Sharp
7104 Calderwood Drive, Nashville, TN 37013

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-26-110

Map & Parcel No: 181 03 0A 142.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Lynnea C. Sharp hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which are hereby acknowledged, Purchasing Fund 2025-1, LLC, a Delaware limited liability company, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto Lynnea C. Sharp, an unmarried woman, 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. 142 on the Plan of Section Three, Indian Creek Estates, of Record in Plat Book 9700, Page 817, Registers Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a complete and Accurate Description thereof.

Being the same property conveyed to Purchasing Fund 2025-1, LLC, a Delaware Limited Liability Company, by Warranty Deed from Chandan Chaudhuri and joined by his spouse Yogeshwari Chaudhuri, recorded 1/16/2026, in 20260116-0004039, in the Register's office for Davidson County, Tennessee.

This improved property known as :
7104 Calderwood Drive, Nashville, 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 10th day of April, 2026.

Purchasing Fund 2025-1, LLC, a Delaware limited liability company
By: Purchasing Fund 2024-1 Holdco, LLC, a Delaware limited liability company as sole member
Wesley, Authorized Signer
Woods, Authorized Signer

(Print Name and Title)

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TXDL, with whom I am personlly aquanted with (or proved to me on the basis of satisfactory evidence), who acknowledged that Wesley Moore, is an Authorized Signor of Purchasing Fund 2025-1, LLC, a Delaware 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 10th day of April, 2026.

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID134669125

NOTARY PUBLIC

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 $470,000.00, 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~~ Texas
COUNTY OF ~~WILSON~~ Travis

Sworn to and subscribed before me this 10th day of April, 2026.

Notary Signature
My commission expires: 12/5/27

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID134669125

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/10/26 (date of document)

Affiant Signature

4/15/26

Date

State Of TN

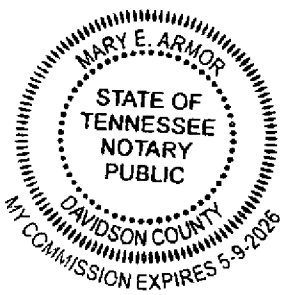
County of Davidson

Sworn and subscribed before me this 15 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202604160031139