Karen Johnson Davidson County
Batch# 1435117 DEEDWARR
06/17/2026 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260617-0054928

WARRANTY DEED

STATE OF Texas
COUNTY OF Travis

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $275,000.00

Affiant Blaine MacMorran

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2026.

WESLEY WYNTON WOODS
Notary ID #135532679
My Commission Expires
March 26, 2030

Notary Public

MY COMMISSION EXPIRES: 3/26/30

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
MC Gold, LLC	MC Gold, LLC	176-02-0-082.00
(NAME) 5308 Flagstone Drive	(NAME) 5308 Flagstone Drive	
(ADDRESS) Nashville, TN 37013	(ADDRESS) Nashville, TN 37013	
(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 2024-1 LLC, a Limited Liability Company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto MC Gold, LLC, a Wyoming Limited Liability Company , "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 Lot No. 244 on the Plan of Peppertree Forest, Section 19, of record in Plat Book 7900, Page 783, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cherryl Kilness, a single woman by Warranty Deed from Christopher L. Rodriguez, married of record in Instrument No. 20160225-0018062 Register's Office for Davidson County, Tennessee, dated February 24, 2016 and recorded on February 25, 2016.

Being the same property conveyed to Purchasing Fund 2024-1, LLC, a Delaware Limited Liability Company by Warranty Deed from Cherryl Kilness, a single person of record in Instrument No. 20260407-0027890 Register's Office for Davidson County, Tennessee, dated April 06, 2026 and recorded on April 07, 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 5308 Flagstone Drive, Nashville, TN 37013

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 15th day of June, 2026.

Purchasing Fund 2024-1 LLC, a Limited Liability Company
By: Purchasing Fund 2024-1 Holdco, LLC, Sole Member of Purchasing Fund 2024-1, LLC
By: Homeward, Inc., Sole Member of Purchasing Fund 2023-1 Holdco, LL

Its: Authorized Representative Blaine MacMorran

STATE OF TEXAS
COUNTY OF Travis

Before me, Wesley Woods Notary of the state and county mentioned, personally appeared Purchasing Fund 2024-1 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 Blaine MacMorran of Purchasing Fund 2024-1 LLC, the within named bargainor, a Limited Liability Company, and that such Purchasing Fund 2024-1 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 15 day of June, 2026.

Notary Signature

Printed Name: Wesley Woods

My commission expires: 3/26/30

WESLEY WYNTON WOODS
Notary ID #135532679
My Commission Expires
March 26, 2030

Tennessee Certification of Electronic Document

I, Ronda Cheatum, 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 June 15th, 2026 (date of document).

Ronda Cheatum
Affiant Signature

6/15/2026
Date

State of GA

County of Fulton

Sworn to and subscribed before me this 16th day of June, 2026.

Mandisa Pace
Notary's Signature

MY COMMISSION EXPIRES: 11/13/2026

NOTARY'S SEAL

