Karen Johnson Davidson County
Batch# 1435628 DEEDWARR
06/17/2026 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $3,422.50
20260617-0055173

Name and Address of New Owner:
PURCHASING FUND 2025-1 LLC
1007 South Congress Avenue, Bldg 9, Ste 415, Austin, TX 78704

Send Tax Bills To:
PURCHASING FUND 2025-1 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-26-121

Map & Parcel No: 115 13 0 031.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by PURCHASING FUND 2025-1 LLC, a Delaware Limited Liability Company hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which are hereby acknowledged, Edward S. Hogg, Trustee of Edward S. Hogg Revocable Living Trust dated November 1, 2024, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto , 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. 168 on the plan of Section Eight, West Meade Hills, of record in Book 3600, Pages 61 and 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 168 fronts 170 0 feet on the easterly margin of Rodney Drive and extends back 518.0 feet on the Southernly line and 478.15 feet on the Northernly line to a dead line in the rear, measuring 86.2 feet thereon.

Being the same property conveyed to Edward S. Hogg by General Warranty Deed from Katherine Brass of record as Instrument No. 20020415-0046527,

Register's Office for Davidson County, Tennessee

as further conveyed to Edward S. Hogg, Trustee of The Edward S. Hogg Revocable Living Trust, dated November 1, 2024, by Quitclaim Deed from Edward S. Hogg, recorded 12/27/2024, in 20241227-0100374, in the Register's office for County, Tennessee.

This improved property known as :

804 Rodney Drive, Nashville, TN 37205

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 17th day of June, 2026.

TRUSTEE

Edward S. Hogg Revocable Living Trust dated November 1, 2024

By:

Edward S. Hogg, Trustee

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Edward S. Hogg, with whom I am personlly aquanted with (or proved to me on the basis of satisfactory evidence), who acknowledged that he, is an Authorized Signor of Edward S. Hogg, Trustee of Edward S. Hogg Revocable Living Trust dated November 1, 2024 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 17th day of June, 2026.

NOTARY PUBLIC ERP 10/10/28

SHANNA SHARPLEY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

SHANNA SHARPLEY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

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 $925,000.00, 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 17th day ofJune, 2026.

Notary Signature
My commission expires:

ANDREA ANTHONY PAYNE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**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 06/17/2026 (date of document).

L E Dixon

Affiant Signature

06/17/2026

Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 17th day of June, 2026.

Andrea Anthony Payne

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL

