Karen Johnson Davidson County
Batch# 1438836 DEEDWARR
06/29/2026 09:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20260629-0058436

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 06/26/2026 (date of document).

LE Dixon
Affiant Signature
06/26/2026
Date

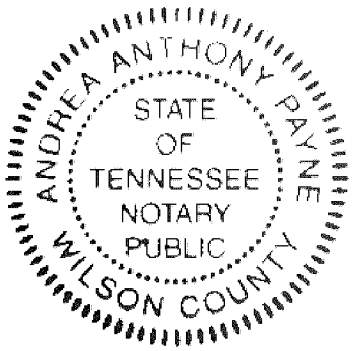
STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 26th day of June, 2026.

Andrea Anthony Payne
Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL



Name and Address of New Owner
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-26-128

Map & Parcel No: 090 12 0B 020.00

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, John D. Foster, a single person, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto Purchasing Fund 2025-1, 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:
All that certain parcel of land situated in the County of Davidson and State of Tennessee, being known and designated as follows: Lot No. 20, on the FINAL PLAT OF HODGES ESTATES, a Planned Unit Development, of record in Book 11700, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Hodges Estates, a Planned Unit Development, as said area are set forth and defined in restrictions of record in Book 11701, Page 212, and charter of record in Book 11701, Page 221, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to John D. Foster, a single man, by Warranty

deed from Joanne S. Aronis, a single woman, recorded 05/02/2005 in 20050502-0048340 , in the Register's office for Davidson County, Tennessee.
This improved property known as: 713 William Howard Place, Nashville, TN 37209

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 26th of June, 2026.

John D. Foster

STATE OF Tennessee
COUNTY OF Rutherford

On this 26th of June, 2026, before me personally appeared John D. Foster, 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 26th day of June ,2026.

SEAL

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

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 $415,000.00, 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 26th day of June, 2026

Notary Signature
My commission expires: November 27, 2027

SEAL

