Karen Johnson Davidson County
Batch# 1439052 DEEDWARR
06/29/2026 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20260629-0058766

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-26-135

Map & Parcel No: 181060B02200

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, Tara Isaia and Stefan Isaia, a married couple, 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:
Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Final Plat of The Heights at Autumn Oaks Phases 5 and 6 of record in Plat at Instrument No. 20200429-0044960, 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 Tara Isaia and Stefan Isaia, wife and husband, by virtue of Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company recorded 7/24/2020, in Instrument No. 20200724-0081495 in the Register's office for Davidson County, Tennessee.

This improved property known as: 419 Red Sunset Court, Brentwood, TN 37027

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 29th of June, 2026.

Tara Isaia

Tara Isaia

Stefan Isaia

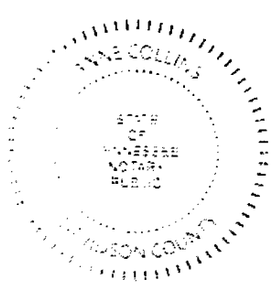
STATE OF TN
COUNTY OF Davidson

On this 29th of June, 2026, before me personally appeared Tara Isaia and Stefan Isaia, 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 29 day of June ,2026.

Notary Signature
My commission expires: 10-4-27

SEAL



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 06/29/2026 (date of document).

L E Dixon
Affiant Signature

06/29/2026
Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 29th day of June, 2026.

Andrea Anthony Payne
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 $620,000.00, 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 29th day of June, 2026

Notary Signature
My commission expires: November 27, 2027

SEAL

