Karen Johnson Davidson County
Batch# 1442686 DEEDWARR
07/06/2026 04:06:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20260706-0060786

AFTER RECORDING RETURN TO:
Yamasa Co., Ltd., a Japanese Corporation
PO Box 31236
Salt Lake City, UT 84131
File No. ACQ-PRH-219497-TN

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 075 12 0A 180.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 30 day of June, 2026, by and between **Purchasing Fund 2023-2, LLC, a Delaware limited liability company,** located at 1007 South Congress Avenue Bldg 9, Suite 415, Austin, TX 78704, hereinafter referred to as Grantor(s) and **Yamasa Co., Ltd., a Japanese Corporation,** located at PO Box 31236, Salt Lake City, UT 84131, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 540 Scotts Creek Trail, Hermitage, TN 37076

Being the same property conveyed to Purchasing Fund 2023-2, LLC, a Delaware limited liability company from Staci L. Bell and Anthony L. Bell, a married couple in a Warranty Deed dated 02/23/2026 and recorded 02/23/2026 under Instrument No. 20260223-0014348 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Purchasing Fund 2023-2, LLC, a Delaware limited liability company

By: _____

Print Name: Melissa Martin

Title: Authorized Signer

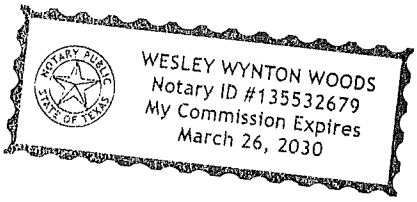
STATE OF Texas
COUNTY OF Travis

Before me, Wesley Woods, a Notary Public, of the State and County mentioned, personally appeared Melissa Martin, 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 Authorized Signer (insert title) of **Purchasing Fund 2023-2, LLC, a Delaware limited liability company**, the within named Grantor and that such Authorized Signer (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Texas, this 30 day of June, 2026.

_____
Notary Public

My Commission expires: 3/26/30



No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 380,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Melissa Nash
Authorized Signer

STATE OF Texas
COUNTY OF Travis

Sworn to before me this 30 day of June, 20 26

Notary Public
My Commission Expires: 5/26/30

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

Name and address for person(s) responsible for taxes:

Yamasa Co., Ltd., a Japanese Corporation
PO Box 31236, Salt Lake City, UT 84131

Name and address of property owner:

Yamasa Co., Ltd., a Japanese Corporation
PO Box 31236, Salt Lake City, UT 84131

EXHIBIT A
LEGAL DESCRIPTION

That certain tract or parcel of land located in the county of Davidson State of Tennessee, described as follow, to-wit:

Property

Land in Davidson County, Tennessee being Lot No. 24 on the Plan of Greer Meadows at Cedar Creek, First Revision. Section Three, Phase II, a Planned Unit Development of record in Instrument No. 20040407- 0039587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Parcel ID No. 075 12 0A 180.00

Property Commonly Known As: 540 Scotts Creek Trail, Hermitage, TN 37076

Tennessee Certification of Electronic Document

I, Title Company, 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 6/30/2026 (date of document).

Affiant Signature

6/30/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 30 day of June, 2026.

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 133772791

Notary's Signature

MY COMMISSION EXPIRES: 5.20.2030

NOTARY'S SEAL