Karen Johnson Davidson County
Batch# 1443430 DEEDWARR
07/08/2026 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260708-0061804

WARRANTY DEED

STATE OF Texas
COUNTY OF Travis

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $290,000.00

Affiant Blaine MacMorran

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID 134669125

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/5/27

(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)
Veera Copeland and Robert Stephan Copeland	Veera Copeland and Robert Stephan Copeland	172-12-0D-487.00-CO
(NAME) 8212 Persia Way	(NAME) 8212 Persia Way	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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 2025-1, LLC, a Delaware Limited Liability Company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Veera Copeland and Robert Stephan Copeland, Tenancy by the Entirety , "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. 533 on the Plan of Final Subdivision Plat, Town Center Homes at Lenox Village Section III of record in Plat at Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica Marie Hedge, an unmarried woman by Warranty Deed from Melissa Lynne Karasack, a single woman of record in Instrument No. 20180726-0073046 Register's Office for Davidson County, Tennessee, dated June 11, 2018 and recorded on July 26, 2018.

Being the same property conveyed to Purchasing Fund 2025-1, LLC, a Delaware Limited Liability Company by Warranty Deed from Jessica Marie Hedge, an unmarried person of record in Instrument No. 20260129-0006278 Register's Office for Davidson County, Tennessee, dated January 23, 2026 and recorded on January 29, 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 8212 Persia Way, Nashville, TN 37211

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 22nd day of June, 2026.

Purchasing Fund 2025-1, LLC, a Delaware Limited Liability Company
By: Purchasing Fund 2024-1 Holdco, LLC, a Delaware limited liability company, sole member of Purchasing Fund 2025-1, a Delaware limited liability company

Its: Authorized Representative Blaine MacMorran

STATE OF TEXAS
COUNTY OF Travis

Before me, Miranda Alvarez of the state and county mentioned, personally appeared Purchasing Fund 2025-1, 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 Authorized Rep. of Purchasing Fund 2025-1, LLC, the within named bargainor, a Limited Liability Company, and that such Purchasing Fund 2025-1, LLC as such Blaine MacMorran executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Rep.

Witness my hand and seal, at office in Texas, this 22 day of June, 2026.

Notary Signature

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID134669125

Printed Name: Miranda Alvarez

My commission expires: 12/5/27

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 ~~6/22/2026~~ 24 (N) 06/22/2026 (date of document).

Ronda Cheatum
Affiant Signature

6/24/2026
Date

State of GA

County of Fulton

Sworn to and subscribed before me this 24 day of June, 2026.

Mandisa Pace
Notary's Signature

MY COMMISSION EXPIRES: 11/13/2026

NOTARY'S SEAL

MANDISA PACE NOTARY PUBLIC EXPIRES GEORGIA 11/13/2026 DEKALB COUNTY