Karen Johnson Davidson County
Batch# 1453252 DEEDWARR
08/03/2026 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20260803-0071191

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-26-145

Map & Parcel No: 175 02 0B 005.00

## 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, Tiffany Mitchell, an unmarried 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:
Being all of Unit No. 4801, on the plan of OLD HICKORY COMMONS, SECTION I, a Planned Unit Development according to plat and survey as shown as Exhibit D to the Master Deed appearing of record in Instrument Number 20080317-0026338, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Tiffany Mitchell, an unmarried woman, by Cash Deed for Tennessee from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., recorded 8/17/2015, in 20150817-0082631, in the Register's office for Davidson County, Tennessee.

This improved property known as: 1515 Sprucedale Drive, Antioch, TN 37013

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 31st of July, 2026.

Tiffany Mitchell

STATE OF Tennessee
COUNTY OF Davidson

On this 31st of July, 2026, before me personally appeared Tiffany Mitchell, 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 31st day of July, 2026.

SEAL

Notary Signature
My commission expires: 01-23-2029

**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 $250,000.00, 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 31st day of July, 2026

Notary Signature
My commission expires: November 27, 2027




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 07/31/2026 (date of document).

L E Dixon

Affiant Signature

07/31/2026

Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 31st day of July, 2026.

Andrea Anthony Payne

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL

