Karen Johnson Davidson County
Batch# 1478712 DEEDWARR
09/29/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260929-0090058

WARRANTY DEED

STATE OF GA
COUNTY OF Fulton

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES:

10/30/2028
(AFFIX SEAL)

BREANNA ASHLEE UKEGBU NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES 10/30/2028

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)
Cheese Picks, LLC	Cheese Picks, LLC	181-06-0B-022.00-CO
(NAME) 419 Red Sunset Court	(NAME) 419 Red Sunset Court	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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 Cheese Picks, LLC, a Mississippi Limited Liability Company , "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. 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 Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200724-0081495 Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on July 24, 2020.

Being the same property conveyed to Purchasing Fund 2025-1, LLC, a Delaware Limited Liability Company by Warranty Deed from Tara Isaia and Stefan Isaia, a married couple of record in Instrument No. 20260629-0058766 Register's Office for Davidson County, Tennessee, dated June 29, 2026 and recorded on June 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 419 Red Sunset Court, Brentwood, TN 37027

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 9 day of Sep, 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

Blaine MacMorran
Its: Authorized Representative

STATE OF TEXAS
COUNTY OF Travis

Before me, Blaine Macmorran 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 9 day of Sep., 2026.

Notary Signature

Printed Name: Miranda Alvarez

My commission expires: 12/5/27

NOTARY PUBLIC STATE OF TEXAS
Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID 134669125

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 9/9/2026 (date of document).

Affiant Signature

9/28/2026
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 28 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/30/2028

NOTARY'S SEAL

BREANNA ASHLEE UKEGBU
NOTARY PUBLIC
EXPIRES
GEORGIA
10/30/2028
FULTON COUNTY