Karen Johnson Davidson County
Batch# 1483759 DEEDWARR
10/14/2026 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,787.10
20261014-0094351

Name and Address of New Owner
Send Tax Bills To:
Purchasing Fund 2025-5, LLC
801 Barton Springs Road
615
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-26-155

Map & Parcel No: 161100B04700CO

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, Patricia D. Bonacic, a single woman, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto Purchasing Fund 2025-5, 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. 238 on the Plan of Villages of Brentwood Revision of Lots 230 through 240, Phase 6, of record in Book 7900, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Bonacic, by virtue of Quit Claim Deed from Alberto A. Cifuentes recorded 3/2/2009, in Instrument No. 20090302-0017637 in the Register's office for Davidson County, Tennessee.

This improved property known as: 5141 English Village Drive, Nashville, TN 37211

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 13th of October, 2026.

Patricia D. Bonacic

STATE OF Tennessee
COUNTY OF Williamson

On this 13th of October, 2026, before me personally appeared Patricia D. Bonacic , 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 13th day of October ,2026.

SEAL

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Notary Signature
My commission expires: 11/08/2025

202610140094351

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 $483,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JE Dixon

AFFIANT

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 13th day of October, 2026

Andrea Anthony Payne

Notary Signature
My commission expires: November 27, 2027

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 10/13/2026 (date of document).

Affiant Signature

10/13/2026

Date

STATE TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 13th day of October, 2026.

Notary's Signature

MY COMMISSION Expires: November 27,2027

NOTARY'S SEAL

