THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5273
Parcel ID: 142-15-0-018.00

Property Address:
618 Harpeth Bend Drive, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1321809 DEEDWARR
09/15/2025 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20250915-0073386

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Avni Patel Finn
2401 Fairfax Avenue
Nashville, TN 37212

Name and Address of New Owner:
TOMO Mortgage, LLC
1411 Broadway, 16th Floor
New York, NY 10018

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NASHVILLE RENTAL HOUSES, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **AVNI PATEL FINN, A MARRIED WOMAN**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99, as shown on the Plan of Harpeth valley Park, Section 1, as of record in Plat Book 3600, Pages 93 and 94, in the Register's Office for said county.

Fronts 91.2 feet on the Northerly side of Harpeth Bend Drive and extends back 196.2 feet on the Easterly line and 195.5 feet on the Westerly line to a dead line measuring 88.4 feet thereon.
(Plat Book 3600 erroneously referred to as Plat Book 36000 in prior documents of record)

Being the same property conveyed to NASHVILLE RENTAL HOUSES, LLC, a Limited Liability Company by Deed dated August 28, 2024 from PHUOC VINH PHAN, recorded September 3, 2024, in Instrument Number 20240903-00067563, in the Official Records of Davidson County, Tennessee.

Also being the same property conveyed to PHUOC VINH PHAN, a married man by Deed dated March 8, 2024 from WAIL ELKHATIB aka WAEL ELKHATIB, a married man, recorded March 11, 2024, in Instrument Number 20240311-0016577, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 618 Harpeth Bend Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 3600, page 93 and Plat Book 3600, page 94, amended in Book 4347, page 364, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 3857, page 858, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 8 day of September, 2025.

NASHVILLE RENTAL HOUSES, LLC, a Tennessee Limited Liability Company

By: _____ 9/8/25
NANCY NGOC PHAM, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared NANCY NGOC PHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Sole Member of **NASHVILLE RENTAL HOUSES, LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that she as such Sole Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself, respectively.

WITNESS my hand and official seal this 8 day of September, 2025.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $570,000.00.

_____
Affiant

SWORN TO and subscribed before me on this 8th day of September, 2025.

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

_____
Notary Public

My Commission Expires:
12·19·2028

Tennessee Certification of Electronic Document

I, Stark T. Morris, 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 September 8, 2025.

Affiant Signature

15th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028