Karen Johnson Davidson County
Batch# 1330859 DEEDWARR
10/06/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20251006-0079604

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Pooja Ravindra and Bharat Bajantri	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) 11229 Parkers Bay Drive	(NAME) 11229 Parkers Bay Drive	072063H00200CO
(ADDRESS) Fort Wayne, IN 46845	(ADDRESS) Fort Wayne, IN 46845	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CF REO, LLC, an Arizona Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Pooja Ravindra and Bharat Bajantri, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being all of Unit 2 of VIBE, A Planned Unit Development, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for VIBE HOMEOWNERS ASSOCIATION of record in Instrument No. 20170703-0066733, Revised in Instrument no. 20170803-0079133 and 20180329-0029496 and 20181024-0105454 , Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to CF Reo LLC, an Arizona limited liability company, by Quitclaim Deed from Capital Fund Reit, LLC, an Arizona limited liability company, of record in Instrument No. 20250625-0050184, in the Register's Office of Davidson County, Tennessee, dated June 25, 2025, and recorded on June 25, 2025.

Being the same property conveyed to Capital Fund Reit, LLC, An Arizona Limited Liability Company, by Trustee's Deed foreclosing Deed of Trust recorded as Instrument No. 20230928-0076224, from Andrea Perry, Substitute Trustee, of record in Instrument No. 20250423-0031215, in the Register's Office of Davidson County, Tennessee, dated April 23, 2025, and recorded on April 23, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 802 Vibe Pl Nashville, TN 37216 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of October, 2025.

CF REO LLC, an Arizona limited liability company
By: Capital Fund REIT, LLC, as Member
By: CFI Servicer Manager, LLC, as Manager

Tyler Larson

By: Tyler Larson, Agent of Michael Anderson, Manager of CFI Servicer Manager, LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public of the state and county mentioned, personally appeared (via audio video communication) **Tyler Larson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Agent of Michael Anderson , Manager of CFI Servicer Manager, LLC, Manager of Capital Fund REIT, LLC, Member of **CF REO LLC**, an Arizona limited liability company, the within named bargainor, and that he in his capacity as the Agent of Michael Anderson , Manager of CFI Servicer Manager, LLC, Manager of Capital Fund REIT, LLC, Member of **CF REO LLC**, executed the foregoing instrument for the purposes therein contained by signing his name on behalf of **CF REO LLC** as such Agent of Michael Anderson, Manager of CFI Servicer Manager, LLC, Manager of Capital Fund REIT, LLC, Member of **CF REO LLC**.

WITNESS my hand and official seal at office this 1st day of October, 2025.

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 October 1, 2025

Affiant Signature

October 1, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 1 day of October, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY