WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $374,000.00.

Affiant

Subscribed and sworn to me on 01/29/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2029 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1376590 DEEDWARR
02/05/2026 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20260205-0008276

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sudheer Banala 1743 Park Terrace Ln Nolensville, TN 37135	Tomo Mortgage, LLC 1156 6th Ave, 9th Floor New York, NY 10036	188 10 0A 287.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Justin Courtright and Rachel Courtright, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Sudheer Banala, a married man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 287 on the Plan of CAROTHERS CROSSING, PHASE 7, SECTION 1B of record in Plat at Instrument No. 20200910-0103222, 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 Justin Courtright and Rachel Courtright, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220420-0045909, in the Register's Office of Davidson County, Tennessee, dated April 19, 2022, and recorded on April 20, 2022.

This is improved property known as 1743 Park Terrace Ln, Nolensville, Tennessee 37135.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on 01/29/2026.

Justin Courtright
Justin Courtright

Rachel Courtright 01/29/2026
Rachel Courtright

STATE OF Texas
COUNTY OF Montgomery

On 01/29/2026, before me personally appeared Justin Courtright and Rachel Courtright, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 01/29/2026.

NOTARY PUBLIC STATE OF TEXAS

Lori Anita Moore Bartley
ID NUMBER
133293489
COMMISSION EXPIRES
August 25, 2029

Lori Anita Moore Bartley
NOTARY PUBLIC Lori Anita Moore Bartley

My Commission Expires: 08/25/2029

Electronically signed and notarized online using the Proof platform.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 01/29/2026.

John Cobb Rochford

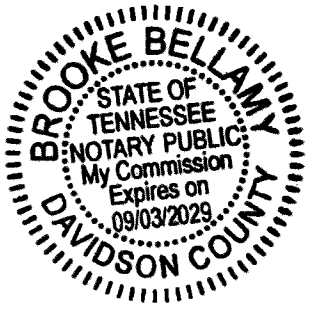
Date: 01/29/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 01/29/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29