Karen Johnson Davidson County
Batch# 1021101 DEEDQC
06/29/2023 03:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230629-0049913

File No: ETS-23-7225
Grantor's Loan No. _____

After Recording, Send to:
EF HOLDCO WRE REO ASSETS LLC
1402 Beechwood Avenue, Nashville, TN 37212

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
EF HOLDCO WRE REO ASSETS LLC, c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 105 13 0 134.00

QUITCLAIM DEED

EF Mortgage LLC, ("Grantor"), of **c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **EF HOLDCO WRE REO ASSETS LLC,** ("Grantee"), whose tax mailing address is **c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354,** with quitclaim covenants, the following described real estate:

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(S) 2, AS SHOWN ON THE MAP ENTITLED WASHER'S SUBDIVISION, OF RECORD IN PLAT BOOK 3106, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

Commonly known as: 1402 Beechwood Avenue, Nashville, TN 37212

The instrument constituting the source of Grantor's interest in the foregoing described property was a Substitute Trustee's Deed recorded as Instrument No. 20230510003498 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105 13 0 134.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on June 29, 2023.

EF Mortgage LLC, By Servis One, Inc. d/b/a BSI Financial Services as Attorney-in-Fact

By: _____

Name: Jason Burge

Its: Assistant Vice President for

STATE OF Florida
COUNTY OF Broward

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Jason Burge** as Assistant Vice President for **Servis One, Inc. d/b/a BSI Financial Services** as Attorney-in-Fact on behalf of **EF Mortgage LLC**, personally known to me or has produced _____ as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of June, 2023.

Notary Public State of Florida
Karina M Herrera
My Commission
HH 252748
Exp. 4/30/2026

_____
Notary Public

Certificate of Authenticity

I, **Jason Burge**, 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 **June 29, 2023**.

EF MORTGAGE LLC

By: _____

Jason Burge, Assistant Vice President for Servis One, Inc. d/b/a BSI Financial Services as Attorney-in-Fact

6/29/2023

Date

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of (X) physical presence or ( ) online notarization this 29 day of June, 2023, by Jason Burge, Assistant Vice President for Servis One, Inc. d/b/a BSI Financial Services as Attorney-in-Fact of EF MORTGAGE LLC.

_____

Signature of Notary Public

Print, Type, Stamp Name of Notary

Notary Public State of Florida
Karina M Herrera
My Commission
HH 252748
Exp. 4/30/2026

Personally Known: X OR Produced Identification: _____

Type of Identification
Produced: _____