Karen Johnson Davidson County
Batch# 1040062 DEEDWARRSP
08/18/2023 02:01:30 PM 5 pgs
Fees: $28.00 Taxes: $518.00
20230818-0064757

File No: ETS-23-7321 SWD

After Recording, Send To:
Allison Patton
1620 22nd Avenue
North Nashville, TN 37208

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:
Allison Patton, ~~1620 22nd Avenue, North Nashville, TN 37208~~ 4307 Winterbrook Rd. Nashville, TN 37207
Tax Parcel Number: 081 11 0 153.00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of August 2nd, 2023, by and between **EF HOLDCO WRE REO ASSETS LLC**, ("Grantor"), of **314 S. Franklin Street, 2nd Floor, Titusville, PA 16354**, for and in the consideration of $140,000.00 (One Hundred Forty Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Allison Patton,** ("Grantee"), whose tax mailing address is **1620 22nd Avenue, North Nashville, TN 37208.**

WITNESSETH: That Grantor, for and in consideration $140,000.00 (One Hundred Forty Thousand Dollars and Zero Cents) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate:

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

Land in Davidson County, Tennessee, being the Southerly 44 feet of Lot No. 54 on the Map of S. A. Champion's Subdivision, as of record in Book 161, Page 132, Register's Office for Davidson County Tennessee, described as follows:

Said Part of said Lot fronts 44 feet on the Easterly side of 22nd Avenue, North, and runs back between parallel lines 154.7 feet to an alley.

Property commonly known as: 1620 22nd Avenue, North Nashville, TN 37208

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 202308180064756 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 081 11 0 153.00

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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on Aug 2, 2023:

EF HOLDCO WRE REO ASSETS LLC by Servis One, Inc. d/b/a BSI Financial Services as Attorney-in-Fact

By: _____

Name: Jason Burge

Its: Assistant Vice President

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 for EF HOLDCO WRE REO ASSETS LLC**, personally known to me or has produced FL DL # P620-425-82-289-0 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 2 day of Aug, 2023.

_____
Notary Public

JASON N. PERRYMAN
Commission # HH 190776
Expires February 22, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF TN
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 4 day of August, 2023.

Notary Public

My Commission Expires: 1-6-25

SEAL

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 August 2, 2023.

Affiant Signature

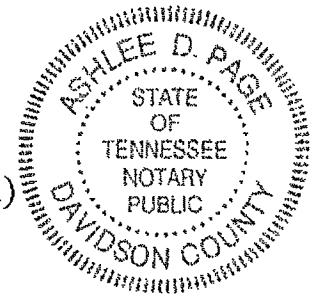
8/2/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of August, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026