Karen Johnson Davidson County
Batch# 1044241 DEEDWARRSP
08/30/2023 01 56 11 PM 4 pgs
Fees $23 00 Taxes $4,440 00
20230830-0067971

File No ETS-23-7225 SWD
Grantor's Loan No ETS-23-7225 SWD

After Recording, Send To
1402 Beechwood Ave LLC
3300 Leland LN
Nashville, TN 37204

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
Perkins Management LLC, 3300 Leland LN, Nashville, TN 37204

Tax Parcel Number 105 13 0 134 00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of July 27, 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 $1,200,000 00 (One Million Two Hundred 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 **1402 Beechwood Ave LLC**, ("Grantee"), whose tax mailing address is **3300 Leland LN, Nashville, TN 37204**
WITNESSETH That Grantor, for and in consideration $1,200,000 00 (One Million Two Hundred 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:

Land situated in Davidson County, Tennessee:

Lot 2, Washer's Subdivision, as shown on plat of record in Plat Book 3106, Page 87, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Property 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 QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 20230629-0049913 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

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 July 27, 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 on behalf of **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 _____ 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 27 day of July, 2023

_____
Notary Public

Notary Public State of Florida
Annmarie Williams
My Commission GG 909843
Expires 09/03/2023

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 $1,200,000.00, 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 28 day of AUG, 2023.

Notary Public

My Commission Expires 1-4-27

SEAL

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY