Karen Johnson Davidson County
Batch# 1052329 DEEDQC
09/20/2023 02:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230920-0074063

File No: ETS-23-7526
Grantor's Loan No. _____

After Recording, Send to:
EF Holdco WRE Assets REO LLC
314 S. Franklin Street, 2nd Floor, Titusville, PA 16354

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 Assets REO LLC, 314 S. Franklin Street, 2nd Floor, Titusville, PA 16354

Tax Parcel Number: 105-16-0-006

QUITCLAIM DEED

EF MORTGAGE LLC, ("Grantor"), of **314 S. Franklin Street, 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 its interest to **EF Holdco WRE Assets REO LLC,** ("Grantee"), whose tax mailing address is **314 S. Franklin Street, 2nd Floor, Titusville, PA 16354,** with quitclaim covenants, the following described real estate:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described herein:

Land in Davidson County, Tennessee, being Lot No. 25, Section Two, Russwurn Heights, as of record in Book 2083. page 101. Register's Office for Davidson County. Said Lot No. 25 is more particularly described as follows: Beginning at a

point in the Northerly margin of Southern Turf Drive, the same being the common comer of Lots 25 and 26, thence Westwardly with Northern margin of Southern Turf Drive 22.99 feet to a monument; thence continuing Westwardly with the Northerly margin of Southern Turf Drive 71.23 feet to a monument; thence around an arc to the right 31.42 feet to a monument in the Easterly margin of Waycross Drive;thence Northwardly with the Easterly margin of Waycross Drive 64.51 feet to a monument; thence continuing with the Easterly margin of Waycross Drive. 50.69 feet to a point, said point being a common corner of Lots 24 and 25; thence Eastwardly with the dividing line between lots 24 and 25; 114.8 feet to a monument; thence Southwardly with the dividing line between Lots 25 and 26, 109.3 feet to the point of beginning.

Parcel ID: 105-16-0-006

Property Address is: 516 Southern Turf Drive, Nashville, TN 37211

The instrument constituting the source of Grantor's interest in the foregoing described property was a deed recorded as Instrument No. 20230626-0048358 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105-16-0-006

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 Sept 20th, 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

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 20 day of Sept, 2023.

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

_____
Notary Public

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant JASON BUEGE

Subscribed and sworn to before me on this the 20 day of Sept, 2023.

Notary Public

My Commission Expires: 4/30/2026

SEAL

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

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: _____