Karen Johnson Davidson County
Batch# 1053835 DEEDWARRSP
09/25/2023 01:40:30 PM 5 pgs
Fees: $28.00 Taxes: $1,887.00
20230925-0075233

File No: ETS-23-7526 SWD

After Recording, Send To:
Christopher Highsmith and Tyann Highsmith, Trustees of The Christopher Highsmith and Tyann Highsmith Living Trust dated December 1, 2017
516 Southern Turf Drive
Nashville, TN 37211

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:
Christopher Highsmith and Tyann Highsmith, Trustees of The Christopher Highsmith and Tyann Highsmith Living Trust dated December 1, 2017, 516 Southern Turf Drive, Nashville, TN 37211

Tax Parcel Number: 105 16 0 006.00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of Sept 21, 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 $510,000.00 (Five Hundred Ten 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 **Christopher Highsmith and Tyann Highsmith, Trustees of The Christopher Highsmith and Tyann Highsmith Living Trust dated December 1, 2017**, ("Grantee"), whose tax mailing address is **516 Southern Turf Drive, Nashville, TN 37211**.

WITNESSETH: That Grantor, for and in consideration $510,000.00 (Five Hundred Ten 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:

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.

Property commonly known as: 516 Southern Turf Drive, Nashville, TN 37211

The instrument constituting the source of Grantor's interest in the foregoing described property was a Quitclaim Deed recorded as Instrument No. 20230920-0074063 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105 16 0 006.00

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 9/21/2023:

EF HOLDCO WRE REO ASSETS LLC

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 of **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 21st 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 $ 510,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Jaime Borge

Subscribed and sworn to before me on this the 21st day of September, 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: _____