Karen Johnson Davidson County
Batch# 1055450 DEEDQC
09/29/2023 08:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230929-0076432

File No: ETS-23-8101 QCD
Grantor's Loan No. ETS-23-8101 QCD

After Recording, Send to:
EF HOLDCO WRE REO ASSETS LLC
c/o BSI Financial Services, 314 S. Franklin St., 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 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: 081 10 0 206

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 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, its interest in the following described real estate:

BEING PART OF LOT NO. 119 ON THE MAP OF COBB'S SUBDIVISION OF LOT NO. 6 OF THE HARDING BOSLEY TRACT, OF RECORD IN BOOK 161, PAGE 155 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Property Address is: 2401 Santi Avenue, Nashville, TN

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A SUBSTITUTE TRUSTEE'S DEED RECORDED AS INSTRUMENT NO. 20230914-0071991 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 081 10 0 206

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 September 28, 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 on behalf of **Servis One, Inc. d/b/a BSI Financial Services as Attorney-in-Fact for 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 28 day of Sep, 2023

_____
Notary Public

ANNMARIE WILLIAMS
Commission # HH 393876
Expires September 3, 2027

STATE OF Florida
COUNTY OF Broward

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me on this the 28 day of September, 2023

Notary Public

My Commission Expires: 9/3/2027

SEAL

ANNMARIE WILLIAMS
Commission # HH 393876
Expires September 3, 2027

Tennessee Certification of Electronic Document

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 **09/28/2023** (date of document).

Affiant Signature

09/28/2023
Date

State of Florida

County of Broward

Sworn to and subscribed before me this 28 day of September, 2023

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2027

NOTARY'S SEAL

NOTARY PUBLIC STATE OF FLORIDA

ANNMARIE WILLIAMS
Commission # HH 393876
Expires September 3, 2027