Karen Johnson Davidson County
Batch# 1066021 DEEDQC
10/30/2023 12:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231030-0084597

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

After Recording, Send to:
EF HOLDCO WRE ASSETS REO 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 ASSETS REO 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 0 205

CORRECTIVE QUITCLAIM DEED

CORRECTIVE DEED TO CORRECT THE LEGAL DESCRIPTION AND GRANTEE NAME IN THE QUITCLAIM DEED RECORDED ON 9/29/2023 AS INSTRUMENT NO. 20230929-0076432.

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 ASSETS REO 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:

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

SAID PART OF SAID LOT NO. 119 BEGINS AT A POINT ON THE SOUTHERLY MARGIN OF ROSE STREET, WHICH POINT IS 83.24 FEET WEST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID ROSE STREET AND 24TH AVENUE NORTH; THENCE IN A WESTERLY DIRECTION ALONG SAID ROSE STREET 70.26 FEET TO THE MARGIN OF A 15 FOOT ALLEY; THENCE IN A SOUTHERLY DIRECTION WITH THE EASTERLY MARGIN OF SAID ALLEY A DISTANCE OF 87 FEET TO A POINT, BEING THE COMMON CORNER OF LOT NOS. 119 AND 120 ON SAID PLAN; THENCE IN AN EASTERLY DIRECTION WITH THE DIVIDING LINE BETWEEN LOTS 119 AND 120 A DISTANCE OF 62.65 FEET TO A POINT; THENCE NORTH 10 DEGREES WEST, A DISTANCE OF 73 FEET TO THE POINT OF BEGINNING.

Property Address is: 2401 Santi Avenue, Nashville, TN

Being the same property conveyed to EF Mortgage LLC by Substitute Trustee's Deed from McMichael Taylor Gray, LLC, as Substitute Trustee of record in Instrument No. 20230914-0071991 Register's Office for Davidson County, Tennessee, dated September 11, 2023 and recorded on September 14, 2023b

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 0 205

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 10/27, 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 27 day of OCT, 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, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Affiant

Subscribed and sworn to before me on this the 27 day of October, 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

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 10/11/2023 (date of document).

Affiant Signature

10/11/2023
Date

State of Florida

County of Broward

Sworn to and subscribed before me this 11 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/30/2026

NOTARY'S SEAL

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