Karen Johnson Davidson County
Batch# 1069856 DEEDWARRSP
11/08/2023 02:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20231108-0087496

File No: ETS-23-8105 SWD

After Recording, Send To:
Marino Emilio Perez Valente and Stefani Anais Camero Suarez
625 Vinson Drive, Nashville, TN 37217

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:
Marino Emilio Perez Valente and **Stefani Anais Camero Suarez**, 625 Vinson Drive, Nashville, TN 37217

Tax Parcel Number: 134-01-0-043-00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of October 5, 2023, by and between **EF Holdco WRE Assets REO LLC**, ("Grantor"), of **c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354**, for and in the consideration of $325,000.00 (Three Hundred Twenty Five 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 **Marino Perez Valente** and **Stefani A Camero Suarez**, ("Grantee"), whose tax mailing address is **625 Vinson Drive, Nashville, TN 37217**.

WITNESSETH: That Grantor, for and in consideration $325,000.00 (Three Hundred Twenty Five 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:

Being Lot No. 51 on the Map of Currywood Acres, aka Curreywood Acres, as of record in Book 2133, Page 109 and 110, Register's Office for Davidson County, Tennessee. Said Lot No. 51 fronts 115.5 feet on the Northerly margin of Vinson Drive and extends back between lines 446.7 feet on the Easterly line and 420 feet on the Westerly line to a dead line which is a broken line, in two segments of 65.3 feet and 66.1 feet measuring a total of 131.7 feet.

Property commonly known as: 625 Vinson Drive, Nashville, TN 37217

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 20231005-0078625 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 134-01-0-043-00

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 October 5, 2023:

EF Holdco WRE Assets REO 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 for EF Holdco WRE Assets REO 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 5 day of October 2023

Notary Public

NOTARY PUBLIC STATE OF FLORIDA

ANNMARIE WILLIAMS
Commission # HH 393876
Expires September 3, 2027

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 $325,000.00, 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 5 day of October, 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 **10/05/2023** (date of document).

Affiant Signature

10/05/2023

Date

State of Florida

County of Broward

Sworn to and subscribed before me this 5 day of October, 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