Karen Johnson Davidson County
Batch# 1076600 DEEDWARRSP
11/30/2023 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20231130-0092336

File No: ETS-23-8102

After Recording, Send To:
John Adam Chenault, Trustee of the Chenault Living
Trust dated December 30, 1997
7236 Bonie Dr, Lakewood, IL 60014

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:
Hampton Dey Properties LLC
121 Cliffy Drive
Hendersonville, TN 37075
Tax Parcel Number: 133-03-0-067

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of November 14th, 2023, by and between **EF HOLDCO WRE REO ASSETS LLC**, ("Grantor"), of **c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354**, for and in the consideration of $300,000.00 (Three Hundred 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 **Hampton Dey Properties LLC, A Tennessee Limited Liability Company**, ("Grantee"), whose tax mailing address is **5810 Shelby Oaks Dr. Ste. B, Memphis, TN 38134**.

WITNESSETH: That Grantor, for and in consideration $300,000.00 (Three Hundred 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 THE SOUTHEASTERN PART OF LOT NO. 8 ON THE MAP OF SUBDIVISION OF MRS. BETTIE SMITH'S PROPERTY ON ANTIOCH PIKE, OF RECORD IN BOOK 843, PAGE 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Property commonly known as: 3205 Glencliff Road, 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. 20231103-0086183 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BY

Parcel ID: 133-03-0-067

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.

Power of Attorney recorded on 11/15/2023 as Instrument No. 20231115-0089046 in Davidson County, Tennessee records.

Executed by the undersigned on Oct. 11, 2023

EF HOLDCO WRE REO ASSETS 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 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 11 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 hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00 ?, 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 11 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

Certificate of Authenticity

I, Emily Manno, 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 **10/11/23**.

Date

Affiant Signature

10/11/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **Oct.**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026