Karen Johnson Davidson County
Batch# 1092045 DEEDQC
01/22/2024 03:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240122-0003512

Commitment Number: 220548053
Seller's Loan Number: 0018915140

After Recording Return To:
REO TRUST 2021-NR1
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
REO TRUST 2021-NR1: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 141150A03700CO

QUITCLAIM DEED

CIM REO 2021-NR1 LLC, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, for $10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **REO TRUST 2021-NR1**, hereinafter grantee, whose tax mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Lot No. 59, on the Plan of Section 1, Rolling River Estates, of record in Book 4860, Page 27, said Register's Office, to which reference is hereby made for a more complete and accurate legal description. County of Davidson, State of Tennessee.

BEING THE SAME PROPERTY TRANSFERRED FROM MACKIE WOLF ZIENTZ & MANN, P.C., AS SUBSTITUTE TRUSTEE TO CIM REO 2021-NR1 LLC BY SUBSTITUTE TRUSTEE'S DEED RECORDED ON 09/16/2022 AT 20220916-0103625.

Property Address is: 7008 COTTON BLOSSOM LANE, NASHVILLE, TN 37221

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on NOV 2 0 2023, 20____:

CIM REO 2021-NR1 LLC, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: _____ NOV 2 0 2023

Name: Jeaneen Chandler

Its: Document Control Officer

STATE OF Utah

COUNTY OF SaltLake

The foregoing instrument was acknowledged before me on Nov. 20, 2023. Before me, Cynthia May, a Notary Public of said State and County aforesaid, personally appeared Jeaneen Chandler Its * on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for CIM REO 2021-NR1 LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

Witness my hand and seal, this 20 day of November, 2023

_____
Notary Public

My Commission Expires APR 2 7 2025

* Document Control Officer

CYNTHIA MAY
Notary Public State of Utah
My Commission Expires on:
April 27, 2025
Comm. Number: 717379

Executed by the undersigned on NOV 2 0 2023, 20____:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

CIM REO 2021-NR1 LLC, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: _____ NOV 2 0 2023

Name: Jeaneen Chandler

Its: Document Control Officer

STATE OF Utah

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on Nov. 20, 2023. Before me, Cynthia May, a Notary Public of said State and County aforesaid, personally appeared Jeaneen Chandler Its X on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for CIM REO 2021-NR1 LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

X Document Control Officer

Witness my hand and seal, this 20 day of November, 2023

_____
Notary Public

My Commission Expires APR 2 7 2025

CTIC# 717379

CYNTHIA MAY
Notary Public State of Utah
My Commission Expires on:
April 27, 2025
Comm. Number: 717379

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Haskell, 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 November 20, 2023

Custodian's Signature — 1.9.24 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of January, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON