Karen Johnson Davidson County
Batch# 1092045 DEEDWARRSP
01/22/2024 03:29:30 PM 6 pgs
Fees: $33.00 Taxes: $1,461.50
20240122-0003513

Commitment Number: 220548053
Seller's Loan Number: 0018915140

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

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

New Property Owner/Mail Tax Statements To:
AFUA THOMPSON: 1003 JONES PKWY BRENTWOOD TN 37027

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the NOV 20, 2023, by and between **REO TRUST 2021-NR1**, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, and party of the first part, for $395,000.00 (Three Hundred Ninety Five Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **AFUA THOMPSON**, hereinafter grantee, party of the second part, whose tax mailing address is **1003 JONES PKWY BRENTWOOD TN 37027**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $395,000.00 (Three Hundred Ninety 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, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **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.

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.

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 will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Exhibit A

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 _____ TO _____ BY _____ DEED RECORDED ON _____ AT 202401220003512.

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

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

REO TRUST 2021-NR1, 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 * on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for REO TRUST 2021-NR1** 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 $395,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

REO TRUST 2021-NR1, 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 * on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for REO TRUST 2021-NR1** 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.

* Document Control Officer

Witness my hand and seal, this 20 day of Nov., 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 Fadel, 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