Karen Johnson Davidson County
Batch# 1108771 DEEDWARRSP
03/07/2024 01:48:30 PM 5 pgs
Fees: $28.00 Taxes: $2,031.30
20240307-0015988

File No: ETS-23-8100 SWD
Grantor's Loan No. ETS-23-8100 SWD

After Recording, Send To:
Juan Vazquez Cruz
3016 Harlin Drive, Nashville, TN 37211

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:
**Juan Vazquez Cruz**, 3016 Harlin Drive, Nashville, TN 37211

Tax Parcel Number: 119-13-0-036.00

## SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of Feb 21, 2024 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 $549,000.00 (Five Hundred Forty Nine 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 **Juan Vazquez Cruz**, ("Grantee"), whose tax mailing address is **3016 Harlin Drive, Nashville, TN 37211.**

WITNESSETH: That Grantor, for and in consideration $549,000.00 (Five Hundred Forty Nine 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 LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING LOT NO. 20 ON THE PLAN OF AN ADDITION TO AND REVISION OR LOT NO. 93, 94, 95 AND 96 AND 97 OF H.G. MCNABB SUBDIVISON, AS OF RECORD IN PLAT BOOK 1130, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**Property commonly known as: 3016 Harlin Drive, 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. 20240108-0001280 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 119-13-0-036.00

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 Feb 21, 2024.

**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 21 day of Feb, 2024.

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 $549,000.00, 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 21st day of Feb, 2024.

Notary Public

My Commission Expires: 4/30/26

SEAL

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

## Certificate of Authenticity

I, Holly A. Mason, 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 ~~March~~ 21, Feb. 2024.

Affiant Signature

3/7/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026