Karen Johnson Davidson County
Batch# 1124187 DEEDWARRSP
04/17/2024 01:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240417-0027484

This Instrument Prepared By:
Lux Title & Escrow, LLC
1201A 7th Avenue North
Nashville, TN 37208

Send Tax Bills To:
NEW OWNER

New Owner:
Hampton Dey Properties, LLC
121 Clifftop Drive
Hendersonville, TN 37075

Parcel ID: **133-03-0-067.00**

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STATE OF FLORIDA
COUNTY OF BROWARD

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $300,000.00. **ALL TENNESSEE RECORDING TAX HAS BEEN PREVIOUSLY PAID THROUGH THE RECORDING OF INSTRUMENT NUMBER 20231130-0092336.**

Affiant

Subscribed and sworn to before me this 17 day of April 2024.

Notary Public

My commission expires: 9/3/2027

NOTARY PUBLIC STATE OF FLORIDA
ANNMARIE WILLIAMS
Commission # HH 393876
Expires September 3, 2027

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SPECIAL WARRANTY DEED OF CORRECTION

WHEREAS, a Special Warranty Deed conveying the within described property to **Hampton Dey Properties LLC, A Tennessee Limited Liability Company**, has previously been executed and put of record in **Instrument Number 20231130-0092336**, Register's Office of Davidson County, Tennessee and

WHEREAS, the said Special Warranty Deed was deficient or contained errors in that the legal description was incorrect and/or incomplete.

NOW, THEREFORE, for the consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged we, **EF Holdco WRE Assets REO LLC**, hereinafter called the Grantor, by these presents transfer and convey unto the said **Hampton Dey Properties LLC, A Tennessee Limited Liability Company**, hereinafter referred to as Grantee, their successors, heirs and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

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. Said part of said lot front 100 feet on the west side of Glencliff Road and extends back between parallel lines as measured from the center line of said road 253 feet to a dead line.

Being the same property conveyed to EF Holdco WRE Assets REO LLC, by Quitclaim Deed from EF Mortgage, LLC, dated October 11, 2023, and filed for

Record on November 3, 2023, as Instrument no. 20231103-0086183, Register of Deeds Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs, and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but no others. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS IS IMPROVED PROPERTY KNOWN AS: 3205 Glencliff Road, Nashville, TN 37211

Witness our hands this 17th day of April, 2024.

GRANTOR:

EF HOLDCO WRE ASSETS, LLC

By: Servis One, Inc. d/b/a BSI Financial Services,
Attorney in Fact

By: Jason Burge
Its: Assistant Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me the undersigned a Notary Public for said County and State, **Jason Burge**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Assistant Vice President of Servis One, Inc. d/b/a BSI Financial Services as Attorney-in-Fact for EF HOLDCO WRE ASSETS LLC, the within named bargainor, and that he as such Assistant Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the company, by himself as Assistant Vice President.

Witness my hand and official seal, this the 17 day of April, 2024.

NOTARY PUBLIC
My Commission Expires: 9/3/2027

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 04/17/2024 (date of document).

Affiant Signature

04/17/2024
Date

State of Florida

County of Broward

Sworn to and subscribed before me this 17 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2027

NOTARY'S SEAL

ANNMARIE WILLIAMS
Commission # HH 393876
Expires September 3, 2027