Karen Johnson Davidson County
Batch# 1129590 DEEDQC
05/01/2024 01:21:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240501-0031860

File No: ETS-24-10631
Grantor's Loan No. _____

After Recording, Send to:
EF Holdco WRE Assets REO LLC.
c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354

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:
EF Holdco WRE Assets REO LLC., c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 092 06 0 149.00

QUITCLAIM DEED

EF Mortgage LLC, ("Grantor"), of **c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **EF Holdco WRE Assets REO LLC.**, ("Grantee"), whose tax mailing address is **c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354,** with quitclaim covenants, the following described real estate in the County of Davidson, State of Tennessee:

Being Lots Nos. 1, 2 and 3 in Block 15, of Fisk University Plan of record in Book 421, Page 4 and 5, Register's Office for said County.

Said Lots Nos. 1, 2 and 3 adjoins and fronts together 75 feet on the westerly of 30th Avenue, North, formerly Garner Avenue, and runs back between parallel lines 150 feet to an alley. there is a small corner cut off on the front part of Lot Number 1, which is caused by a small offset in the Clare street.

Property Address is: 3000 Clare Avenue, Nashville, TN 37209

The instrument constituting the source of Grantor's interest in the foregoing described property was a Deed recorded as Instrument No. 202404030023541 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 092 06 0 149.00

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.

Executed by the undersigned on May 1, 2024:

EF Mortgage 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 on behalf of **Servis One, Inc. d/b/a BSI Financial Services** as Attorney-in-Fact for **EF Mortgage 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 1st day of May, 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, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 1ST day of MAY, 20 24.

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

CORDELL
LAW LLC

May 1, 2024

EF Mortgage LLC
c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354

Attention: EF Mortgage LLC

Cordell Law LLC ("the Firm") has been asked to prepare a document for you, but is solely your choice whether or not to use the document attached to this letter. We ask that you only pay the invoice attached to the document if you decide to use the document.

The following information is designed to explain and to confirm that you have retained this Firm for the limited purpose of the preparation of the document.

The Firm's engagement is limited to the preparation of the document(s) based upon information provided by you or your agents, provided to the Firm by title companies or information the Firm secured from public records. The Firm's engagement is limited to assuring that the documents are in the proper form for the jurisdiction in which they are to be recorded and that the instruments, when recorded or filed within the jurisdiction, will accomplish its stated purpose.

The Firm is not performing an examination of title and is not giving advice with respect to the suitability of the transaction to your unique circumstances. Transfers and transactions involving real property can involve many considerations including, but not limited to, tax, estate planning, and family planning. This letter represents a binding contract, which limits the Firm's obligations to you. If you wish to receive advice with respect to this letter or anything mentioned in this letter or any documents which the Firm prepares, please contact the Firm or consult with an attorney of your choice.

If the Firm should require certain information or execution of documents in furtherance of the above-referenced services, you agree to furnish the requested information and/or execute correcting documents, where required. You authorize the Firm to disclose information that the Firm may learn during the Firm's representation to lenders, title companies and escrow agents and authorize those companies to provide information to the Firm and authorize the Firm to rely on such information.

Very truly yours,

Sarah Cordell

5315 N Clark Street #173, Chicago, IL 60640
orders@cordelllawllc.com
(866) 363-3337

Tennessee Certification of Electronic Docume

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 5/1/2024 (date of document).

Affiant Signature

5/1/2024
Date

State of FLORIDA

County of BROWARD

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

Notary's Signature

MY COMMISSION EXPIRES: 4/30/26

NOTARY'S SEAL

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