Karen Johnson Davidson County
Batch# 1152459 DEEDWARR
06/28/2024 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,848.15
20240628-0048805

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $499,500.00

Affiant
Subscribed and sworn to before me, this 27th **day of June, 2024.**

Notary Public
My commission expires: 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Toyin Aboyade-Cole and Michael Liu 321 Draper Circle Goodlettsville, TN 37072	New Owner	025-16-0-077.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EF HOLDCO WRE REO ASSETS, LLC,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **TOYIN ABOYADE-COLE, an unmarried woman and MICHAEL LIU, an unmarried man, as Tenants-in-Common with Rights of Survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, Being Lot No. 21, as shown on the Plan of Goodlettsville Heights, Section 7, of record in Plat Book 4175, Page 72, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 115 feet on the Northerly side of Draper Circle and extends back 366.25 feet on the Easterly line and 468.49 feet on the Westerly line to a dead line and measures 153.88 feet thereon.

Being the same property conveyed to EF HOLDCO WRE REO ASSETS, LLC by Quitclaim Deed from Center Street VIII SPE, LLC, dated May 3, 2024, and recorded May 8, 2024, of record in Instrument No. 20240508-0033894, Register's Office for Davidson County, Tennessee.

EF HOLDCO WRE REO ASSETS, LLC being one and the same as EF HOLDCO WRE REO ASSETS and EF HOLDCO WRE ASSETS LLC.

This property is improved property known as 321 Draper Circle, Goodlettsville, TN 37072.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

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.

WITNESS my hand this 25 day of JUNE, 2024.

EF HOLDCO WRE REO ASSETS, LLC
By Center Street Lending Corporation,
Authorized Agent

Egan Park, Authorized Agent for
Center Street Lending Corporation

Acknowledgment

STATE OF CALIFORNIA

COUNTY OF _____

Personally appeared before me, the undersigned Notary Public for the mentioned county and state, Egan Park, with whom I am personally acquainted (or proved to me through satisfactory evidence). This individual acknowledged that they executed this instrument for the purposes stated within. They further acknowledged their role as the duly appointed Authorized Agent/Signatory of Center Street Lending Corporation and confirmed their authority to execute this instrument for the stated purposes as such Authorized Agent/Signatory.

Witness my hand and seal this ____ day of JUNE, 2024.

_____
Notary Public
Commission expiration date: _____
(Affix Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On June 25, 2024 before me, Georgia Kelley, Notary Public
(insert name and title of the officer)

personally appeared Egan Park,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Georgia Kelley (Seal)

GEORGIA KELLEY
Notary Public - California
Orange County
Commission # 2462385
My Comm. Expires Oct 6, 2027

Certificate of Authenticity

I, Ryan Lux, 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 6/25/24.
Date

Affiant Signature

6/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of June, 2024.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY