Karen Johnson Davidson County
Batch# 1159639 DEEDWARRSP
07/18/2024 02:03:30 PM 5 pgs
Fees: $28.00 Taxes: $2,138.60
20240718-0054290

File No: ETS-24-10631 SWD

After Recording, Send To:
**Lyle and Bolster Rental Properties LLC**
400 Eagle Rdg, Nashville, TN 37209

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:
**Lyle and Bolster Rental Properties LLC/** 400 Eagle Rdg, Nashville, TN 37209

Tax Parcel Number: 092 06 0 149.00

## SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of **June 27th**, 20**24**, 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 $578,000.00 (Five Hundred Seventy-Eight 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 **Lyle and Bolster Rental Properties LLC**, ("Grantee"), whose tax mailing address is **400 Eagle Rdg, Nashville, TN 37209**.

WITNESSETH: That Grantor, for and in consideration $578,000.00 (Five Hundred Seventy-Eight 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:

**The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:**

**All the following described real property situated in the County of Davidson State of Tennessee:**

**Land in Davidson County, Tennessee, more particularly described as follows:**

**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 commonly known as: 3000 Clare Avenue, Nashville, TN 37209**

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 20240501-0031860 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.

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 June 27, 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 27 day of June, 2024.

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

_____
Notary Public

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

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 $ 578,000.00, 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 29 day of June, 20 24.

Notary Public

My Commission Expires: 4/30/24

SEAL

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

**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 June, 27th 2024 (date of document).

Affiant Signature

Date

State of Florida

County of Broward

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

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

Notary's Signature

MY COMMISSION EXPIRES: 4/30/26

NOTARY'S SEAL