THIS INSTRUMENT PREPARED BY:
Sandra Domino
Title Clearing & Escrow, LLC
6102 S. Memorial Drive
Tulsa, OK 74133

Karen Johnson Davidson County
Batch# 1173530 DEEDWARRSP
08/23/2024 01:39:30 PM 5 pgs
Fees: $28.00 Taxes: $1,720.50
20240823-0064987

Address of New Owner &
Send Tax Bills to:
Robert Thomas
1556 Laurens Street
Birmingham, AL 35242

Map & Parcel Nos.: 129-04-0-079
File #: TCE-334257-TN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Sixty Five Thousand and 00/100 ($465,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FFAFS REO VII-C, LLC, a Delaware Limited Liability Company** (herein referred to as "Grantor") with an address of 425 South Financial Place, Suite 2000, Chicago, IL 60605, has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Robert Thomas, a single person** (herein referred to as "Grantee"), with an address of 1556 Laurens Street, Birmingham, AL 35242, heirs and assigns, forever, the following described tract or parcel of land located in **Davidson County, Tennessee**, to wit:

SEE EXHIBIT "A", Attached Hereto and Made a Part Hereof

also known by street and number: 5919 Old Harding Pike, Nashville, TN 37205

Being the same property conveyed to FFAFS REO VII-C, LLC by Deed recorded 05/10/2021, in Book N/A, Page N/A, Instrument #20210510-0062293, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that is lawfully seized and possessed of said property, has a good and lawful right to sell and convey the same, and that is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2024 real estate taxes, which are to be prorated.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS Grantor's hand this 1ST day of MAY, 2024.

GRANTOR

FFAFS REO VII-C, LLC,

By: Fay Servicing, LLC, as Attorney-in-Fact *

By: _____
Name: Michael Brooks
Title: REO Closing Coordinator

***By POA recorded 5/1/2024, Instrument #20240501-0031674, in Davidson County, TN**

STATE OF FLORIDA)
) SS.
COUNTY OF HILLSBOROUGH)

Before me, the undersigned, a Notary Public, in and for said County and State, on this, 01 day of MAY, 2024, before me by means of ☒ physical presence or ☐ online notarization, **Michael Brooks**, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its **REO Closing Coordinator** and acknowledged to me that **Michael Brooks** executed the same as **REO Closing Coordinator** free voluntary act and deed of said **FFAFS REO VII-C, LLC, By Fay Servicing LLC, Attorney-in-Fact,** for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

_____
Notary Public

My Commission Expires: 11/9/25

CRISTAL M. ORTIZ PEREZ
MY COMMISSION # HH 196994
EXPIRES: November 9, 2025
Bonded Thru Notary Public Underwriters

OATH OF CONSIDERATION:

State of Florida, County of Hillsborough. I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $465,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 01 day of MAY, 2024.

_____
Notary Public
My commission expires: 11/9/25

CRISTAL M. ORTIZ PEREZ
MY COMMISSION # HH 196994
EXPIRES: November 9, 2025
Bonded Thru Notary Public Underwriters

WITNESS Grantee's hand this 12 day of ~~July~~ August 2024.

GRANTEE

Robert Thomas

OATH OF CONSIDERATION:

State of Alabama, County of Jefferson I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $465,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant (Grantee or Grantee's Agent)

Subscribed and sworn to before me this 12th day of August 2024.

Notary Public Elizabeth Caver

My commission expires: 04-08-2026

ELIZABETH CAVER
NOTARY PUBLIC
ALABAMA STATE AT LARGE

EXHIBIT "A"

BEING THE SOUTHERLY 80 FEET OF LOT NO. 16 ON THE MAP OF ALTHAUSER & BRANSFORD'S UNRECORDED SUBDIVISION OF LOT A-2 OF THE HIGHLANDS OF BELLE MEADE NO. 2 AS OF RECORD IN BOOK 843, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF OLD HARDING ROAD AT A POINT 20 FEET SOUTH OF THE COMMON CORNER OF LOTS NO. 15 AND 16; THENCE EASTERLY PARALLEL TO AND 20 FEET SOUTH OF THE DIVIDING LINE BETWEEN SAID LOTS, 327.8 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE N.C. & ST. L. RAILROAD THENCE WITH THE SAID RIGHT-OF-WAY SOUTHERLY 61 FEET TO A POINT IN THE RIGHT-OF-WAY OF THE OVERHEAD BRIDGE OF THE MEMPHIS TO BRISTOL HIGHWAY; THENCE WITH THE RIGHT-OF-WAY OF THE SAME, SOUTH 52° 27' WEST 20.8 FEET TO THE CORNER OF LOT NO. 17; THENCE WITH THE LINE BETWEEN LOTS NO. 16 AND 17, WESTERLY 329 FEET TO A POINT IN THE EASTERLY MARGIN OF THE OLD HARDING ROAD; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 80 FEET TO THE POINT OF BEGINNING.

Also known as 5919 Old Harding Pike, Nashville, TN 37205

Map & Parcel Nos.: 129-04-0-079

File No.: TCE-334257-TN

Derivation: _____

Certificate of Authenticity

I, Kimberly Shipman, 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 May 23, 2024.

Date

Affiant Signature

23rd day of May, 2024
Date

State of Oklahoma

County of Tulsa

Sworn to and subscribed before me this 23rd day of May, 2024.

Notary's Signature

My Commission Expires: 9/2/2025
Date

Notary's Seal (if on paper)

