Karen Johnson Davidson County
Batch# 1265641 DEEDWARRSP
04/29/2025 10:44:30 AM 5 pgs
Fees: $28.00 Taxes: $1,554.00
20250429-0032899

File No: ETS-24-14129

After Recording, Send To:
Entra Title Services
6750 North Andrews Ave, #200
Fort Lauderdale, FL 33309

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:
Emily Wheeler, 137 Oak Valley Drive, Nashville, TN 37207

Tax Parcel Number: 060 03 0 119.00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of **April 7**, 20**25**, by and between **EF HOLDCO WRE ASSETS REO LLC who acquired title as EF HOLDCO WRE REO, LLC**, ("Grantor"), of **314 S Franklin Ave, Titusville, PA 16354**, for and in the consideration of $420,000.00 (Four Hundred Twenty 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 **Emily Wheeler, a single woman**, ("Grantee"), whose tax mailing address is **137 Oak Valley Drive, Nashville, TN 37207**.

WITNESSETH: That Grantor, for and in consideration $420,000.00 (Four Hundred Twenty Thousand 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 following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 70 on the plan of Oak Park Subdivision of record in plat Book 3600, Page 84, as Amended in Book 3864, Page 82, register's office for said county, to which reference is hereby made for a more complete description.

Property commonly known as: 137 Oak Valley Drive, Nashville, TN 37207

The instrument constituting the source of Grantor's interest in the foregoing described property was a Substitute Trustee's Deed recorded as Instrument No. 20241108-0087395 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 060 03 0 119.00

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 April 7, 2025

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 7 day of April, 2025.

Notary Public

NOTARY PUBLIC STATE OF FLORIDA

ANNMARIE WILLIAMS
Commission # HH 393876
Expires September 3, 2027

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 $**420,000.00**, 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 7 day of April, 2025.

Notary Public

My Commission Expires: 9-3-2027

SEAL

NOTARY PUBLIC STATE OF FLORIDA

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 **04/07/2025** (date of document).

Affiant Signature

Date

State of Florida

County of Broward

Sworn to and subscribed before me this **21st** day of **April**, 2**025**.

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

20250429003289