AFTER RECORDING RETURN TO:
SingleSource Property Solutions 1000
Noble Energy Drive, Suite 300
Canonsburg, PA 15317
File No. 463495624-TI

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 108120124000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2025.

NOTARY PUBLIC

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

ADDRESS NEW OWNER AS FOLLOWS: 3237 LAKEFORD DRIVE NASHVILLE, TN 37214
SEND TAX BILLS TO: NEW OWNER

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 5 day of May, 2025, by and between **Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1,** located at 75 Beattie Place, Suite 300, Greenville, SC 29601, hereinafter referred to as Grantor(s) and **Lia Gagliardi, a married woman** residing at 3237 Lakeford Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars ($229,900.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3237 Lakeford Drive, Nashville, TN 37214

Prior instrument reference: Instrument No. 202411060086124, Recorded: 11/06/2024

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Karen Johnson Davidson County
Batch# 1279882 DEEDWARRSP
05/30/2025 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $850.63
20250530-0042609

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 5 day of May, 2025.

Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1; By NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact

By: _____

Print Name: Joel Fowler

Title: VP

STATE OF South Carolina
COUNTY OF Greenville

Before me, Manuela Ordonez, a Notary Public, of the State and County mentioned, personally appeared Joel Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be VP (insert title) of **NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact for Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1** the within named Grantor and that such VP (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in South Carolina, this 5 day of May, 2025.

Manuela Ordonez
Notary Public

State of South Carolina
Notary Public
Manuela Ordonez
My Commission Expires 10/25/2034

My Commission expires: 10/25/2034

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 59 B, EAST LAKE SUBDIVISION, ZONE LOT DIVISION OF LOTS 33, 34, 59 AND 60, SECTION THREE, AS OF RECORD IN PLAT BOOK 5200, PAGE 678, AMENDING PLAT BOOK 5200, PAGE 342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Parcel ID: 108 12 0 124.00

Property commonly known as: 3237 Lakeford Drive, Nashville, TN 37214

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 5, 2025.

Date

Affiant Signature

May 5, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of May, 2025.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)