Karen Johnson Davidson County
Batch# 1282098 DEEDWARRSP
06/06/2025 02:35:30 PM 5 pgs
Fees: $28.00 Taxes: $758.50
20250606-0044784

File No: ETS-25-16351 SWD
Grantor's Loan No. ETS-25-16351 SWD

After Recording, Send To:
Music City Financial, LLC
1609 Elizabeth Road, Nashville, TN 37218

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:
Music City Financial, LLC, 1609 Elizabeth Road, Nashville, TN 37218

Tax Parcel Number: 069-16-0-062.00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of June 4th, 2025, 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, and **Music City Financial, LLC**, ("Grantee"), whose tax mailing address is 1609 Elizabeth Road, Nashville, TN 37218.

WITNESSETH: That Grantor, for and in consideration $10.00 (Ten 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:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF J.J. HOLZAPFEL S SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY WATKINS AND MURRAY, SURVEYORS, MARCH 2, 1949, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF ELIZABETH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO JOSIE E. HUDGINS, BY DEED FROM ROUIL HUDGINS AND WIFE, OF RECORD IN BOOK 2538, PAGE 485,

REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS NOS. 6 AND 7; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 156.15 FEET; THENCE SOUTH 57° 45 WEST 100 FEET TO THE CORNER OF LOTS NOS. 7 AND 8; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 156.16 FEET TO THE NORTHERLY MARGIN OF ELIZABETH STREET: THENCE WITH THE SAME, EASTWARDLY, 100 FEET TO THE BEGINNING.

Parcel ID: 069-16-0-062.00

Property commonly known as: 1609 Elizabeth Road, Nashville, TN 37218

Being a portion of the same property conveyed to EF Holdco WRE Assets REO LLC from EF Mortgage LLC, by Quitclaim Deed dated 6/4/25 **and recorded** 6/6/25 **in Instrument** 20250606-0044735**, said Davidson County, TN.**

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 4, 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 on behalf of **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 4 day of June, 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 $205,000.00 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 6th day of June, 20 25.

Notary Public

My Commission Expires: 4/30/26

SEAL

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/4/25 (date of document).

Jennifer Pennell

6/6/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 6/6, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028