Karen Johnson Davidson County
Batch# 1342388 DEEDQC
11/06/2025 08:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251106-0088400

File No: ETS-25-20263

After Recording, Send to:
EF Holdco WRE Assets REO LLC
c/o BSI Financial Services
314 S. Franklin St., 2nd Floor
Titusville, PA 16354

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:
EF Holdco WRE Assets REO LLC, c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 083 03 0 284.00

QUITCLAIM DEED

EF Mortgage LLC, ("Grantor"), of **c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **EF Holdco WRE Assets REO LLC,** ("Grantee"), whose tax mailing address is **c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354,** with quitclaim covenants, its interest in the following described real estate:

Located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, ON THE PLAN OF ROSELAWN, AS OF RECORD IN BOOK 2133, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address is: 317 Rosebank Avenue, Nashville, TN 37206

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A SUBSTITUTE TRUSTEE'S DEED RECORDED AS INSTRUMENT NO. 202509170074281 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 083 03 0 284.00

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.

Executed by the undersigned on September 29th, 2025:

EF Mortgage LLC

By: _____

Name: Jason Burge

Its: Assistant Vice President

Witness Vendor's hand this 29th day of Sept, 2025.

Signed, Sealed and Delivered
in the presence of these Witnesses

_____
Witness (signature on above line)

Rick Hoyle
Printed Name

_____
Witness (signature on above line)

Vinitta Philizaire
Printed Name

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 **EF Mortgage 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 29th day of Sept, 2025.

_____
Notary Public

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 November 5, 2025 (date of document).

Affiant Signature

November 4, 2025

Date

State of Florida

County of Broward

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

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