Karen Johnson Davidson County
Batch# 1367365 DEEDWARRSP
01/08/2026 07:48:30 AM 4 pgs
Fees: $23.00 Taxes: $924.63
20260108-0001534

File No: ETS-25-20877 SWD
Grantor's Loan No. 25-20877

After Recording, Send To:
Maxim Turchan and Ashley Poort
513 Wheatfield Way
Nashville, TN 37209

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:
Maxim Turchan and **Ashley Poort**, 513 Wheatfield Way, Nashville, TN 37209

Tax Parcel Number: 114-11-0A-028-00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of January 5, 20 26, 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**, for and in the consideration of $249,900.00 (Two Hundred Forty Nine Thousand Nine Hundred 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 **Maxim Turchan** and **Ashley Poort**, ("Grantee"), whose tax mailing address is **513 Wheatfield Way, Nashville, TN 37209**.

WITNESSETH: That Grantor, for and in consideration $249,900.00 (Two Hundred Forty Nine Thousand Nine Hundred 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit NO. 3 of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101,et seq, as amended, Tennessee Code Annotated and as established by a Master Deed of West Hills Condominiums of record in Instrument No. 200012120122257, supplements and amendments of record in Instrument No. 200201250010757, 200201250010758, 200210210128687 and 200401150006459, Registers office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit set forth in said Master Deed.

Property commonly known as: 7470 Charlotte Pike #3, Nashville, TN 37209

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A SUBSTITUTE TRUSTEE'S DEED RECORDED AS INSTRUMENT NO. 20251106-0088525 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 114-11-0A-028-00

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 January 5, 2026:

EF Holdco WRE Assets REO LLC By Servis One, Inc. DBA 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. DBA 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 5 day of Jan, 2026.

_____
Notary Public

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 $ 249,900.00, 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 5 day of January, 2026.

Notary Public

My Commission Expires: 9-3-2027

SEAL

NOTARY PUBLIC STATE OF FLORIDA

ANNMARIE WILLIAMS
Commission # HH 393876
Expires September 3, 2027