Karen Johnson Davidson County
Batch# 1369390 DEEDWARRSP
01/13/2026 11:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,924.00
20260113-0003088

File No: ETS-25-20263 SWD

After Recording, Send To:
Zheni Gusho
317 Rosebank Avenue
Nashville, TN 37206

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:
Zheni Gusho, 317 Rosebank Avenue, Nashville, TN 37206

Tax Parcel Number: 083 03 0 284.00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of 20th November, 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**, for and in the consideration of $520,000.00 (Five 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 **Zheni Gusho**, ("Grantee"), whose tax mailing address is **317 Rosebank Avenue, Nashville, TN 37206**.

WITNESSETH: That Grantor, for and in consideration $520,000.00 (Five 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:

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 commonly known as: 317 Rosebank Avenue, Nashville, TN 37206

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A QUITCLAIM DEED RECORDED AS INSTRUMENT NO. **20251106-0088400** 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.

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 20 November 2025:

EF Holdco WRE Assets REO LLC by Servis One, Inc. d/b/a BSI Financial Services as Attorney in Fact

By: _____

Name: Brian Sindell

Its: Sr. Vice President

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Brian Sindell** as Sr. 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 N/A 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 20 day of November 20 25.

ASHLEY AZURE
Notary ID #129190392
My Commission Expires
November 2, 2028

_____
Notary Public
Ashley Azure

STATE OF Texas
COUNTY OF Dallas

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 520,000.00, 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 20 day of November, 20 25.

Notary Public Ashley Azure

My Commission Expires: 11/02/2028

SEAL

ASHLEY AZURE
Notary ID #129190392
My Commission Expires
November 2, 2028

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 December 23,2025 (date of document).

Affiant Signature

12/23/2025
Date

State of Florida

County of Broward

Sworn to and subscribed before me this 23 day of December, 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