Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 311163 DEEDWARR
11/05/2019 09:48:17 AM 3 pgs
Fees: $18.00 Taxes: $3,585.30
20191105-0114083

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 12 day of August, A.D., 2019, by and between

Abigail K. Sanders and Kevin B. Sanders wife and husband

First Parties, and

BGRS Relocation Inc.,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Re-subdivision of Lots 135 and 136, Geo W. Blair Subdivision of Belmont Heights, of record in book 3842, page 52, said Registers Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Abigail K. Sanders and Kevin B. Sanders, husband and wife, by virtue of SPECIAL WARRANTY DEED filed 6-8-2009, in Instrument No. 20090608-0052804, DAVIDSON County, TENNESSEE.

OWNER:
BGRS Relocation Inc.
16260 N. 71st Street
Scottsdale, AZ 85254

RESPONSIBLE TAXPAYER:
BGRS Relocation Inc.
16260 N. 71st Street
Scottsdale, AZ 85254

CLT # 104 16 0 072.00

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Abigail K. Sanders
Abigail K. Sanders

× Kevin B. Sanders
Kevin B. Sanders

✓STATE OF California

✓COUNTY OF San Mateo

Personally appeared before me, Abigail K. Sanders and Kevin B. Sanders wife and husband, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 20 19.

✓ Patel
Notary Public

SHITAL PATEL
COMM. # 2242779
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
Comm. Exp. JUNE 11, 2022

My Commission Expires: ✓ 06·11·2022

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $119,000.

Affiant

STATE OF Texas, COUNTY OF Harris

Subscribed and sworn before me this the 30th day of October, 2019.

Signature of Notary Public

Notary Seal

LaTanya Whitaker
Printed Name of Notary

7-17-22
Commission Expiration

LATANYA WHITAKER
Notary Public, State of Texas
Comm. Expires 07-17-2022
Notary ID 131645371

MR-BRI-8413347