Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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

21 3565

Karen Johnson Davidson County
Batch# 587175 **DEEDWARR**
03/08/2021 02:48:00 PM 3 pgs
Fees: $18.00 Taxes: $846.93

20210308-0030111

WARRANTY DEED

THIS INDENTURE, made this 1 day of February, A.D., 2021, by and between

Jyssica Sule and and spouse, Ryan Sule

First Parties, and

BGRS Relocation Inc., a Colorado Corporation

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 Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 5A, on the plan of Doral Country Villa Condominiums Section 6, a Horizontal Property Regime, created under Title 66, Section27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Plat Book 5011. Page 395, and made applicable to Section 6 in book 5260, Page767, rerecorded in book 5260, page 817, and further amended in book 5260, page 769, register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. reference is hereby made to the plat of Doral county Villa Condominiums, Section 6, as of record in Book 5200, page 32, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Jyssica Sule, a married person by Deed dated June 27, 2019 from James Wyle and Cecilia Wyle, husband and wife, recorded June 28, 2019, in Instrument Number 20190628-0063104, in the Official Records of 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 # 142-06-0C-053.00-C

MR-BG-8467723

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.

X _____ X _____

Jyssica Sule Ryan Sule

✓STATE OF MARYLAND

✓COUNTY OF MONTGOMERY

Personally appeared before me, Jyssica Sule and spouse, Ryan Sule, 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 27th day of December, 2020.

✓ _____

Notary Public

My Commission Expires: ✓ 03-22-2021

TIMOTHY NYAKANGO ONSERIO
My Commission Expires
NOTARY PUBLIC
03-22-2021
MONTGOMERY COUNTY, MD

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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 $ 238,900.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 1st day of February, 2021.

Signature of Notary Public

Notary Seal

Printed Name of Notary

4/3/24

Commission Expiration

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