21-3545

Return To:
Four Star Title, LLC
1906 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 587175 DEEDWARR
03/08/2021 02:48:00 PM 3 pgs
Fees: $18.00 Taxes: $821.40

20210308-0030112

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

WARRANTY DEED
(CORPORATION)

THIS INDENTURE, made this 12 day of February, A.D., 2021, by and between

BGRS Relocation Inc. a corporation organized and existing under the laws of the State of Colorado with its principal place of business in Maricopa County.

First Parties, and

Elizabeth Marie Catignani, unmarried and Diane G. Catignani, unmarried

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 BGRS Relocation Inc., a Colorado Corporation by Deed dated Feb. 1, 2021 from Jyssica Sule and Ryan Sule, husband and wife recorded March 8, 2021, in Instrument Number 20210308-0030111, the Official Records of Davidson County, Tennessee.

OWNER:
Elizabeth Marie Catignani, Diane G Catignani,
805 Bellvue Rd
Nashville TN 37221

RESPONSIBLE TAXPAYER:
First Community Mortgage
295 Robert Rose Dr.
Murfreesboro, TN 37129

CLT # 142-06-0C-053.00-C

MR-BG-8467723

with the hereditaments and appurtenances thereto appertaining, **TO HAVE AND TO HOLD the** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for itself and for its successors does hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has 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 Party has caused this instrument to be executes and its name to be signed hereto by duly authorized officers by authority of its Board of Directors the day and year first above written.

Authorized Signer

BGRS Relocation Inc.(L.S.)

By _____

Authorized Signer

✓STATE OF IL)

✓COUNTY OF ADAMS) ss.

Before me, the undersigned authority, a Notary Public on and for said County and State aforesaid, personally appeared Richelle Mile ! Cory Wilhelm with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the of BGRS Relocation Inc., a Colorado Corporation the within named bargainor, a corporation, and that they as such AUTHORIZED AGENTS, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as AUTHORIZED AGENTS.

Witness my hand, at office, this 19 day of January, 2021.

✓_____

Notary Public

My Commission Expires: ✓_____

"OFFICIAL SEAL"
ELISE A. BUCIO
NOTARY PUBLIC, STATE OF ILLINOIS
COUNTY OF DU PAGE
MY COMMISSION EXPIRES: 01-08-2023

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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 $ 223,000.00.

Madison Mazzanti
Affiant

STATE OF TN, COUNTY OF Wilson

Subscribed and sworn before me this the 19 day of February, 2021.

Signature of Notary Public

Notary Seal

Michele Mazzanti
Printed Name of Notary

10/30/24
Commission Expiration

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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