Return To: 21-3631
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 599414 DEEDWARR
03/24/2021 11:10:56 AM 3 pgs
Fees: $18.00 Taxes: $1,602.10

20210324-0038808

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
900 Wilshire Drive
Suite 107
Troy, MI 48084
841544 8475619
Ellen Ludorf

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 433,000.00

Affiant

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

Notary Public

My commission expires: 4/13/24
(Affix Seal)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:
NAME:	BGRS, LLC, a Delaware limited liability company	NAME: New owners ~~NEW OWNERS~~
STREET ADDRESS:	16260 N. 71st Street, Suite 200, Scottsdale, AZ 85254	STREET ADDRESS:
MAP & PARCEL NO.:	181100A 26300 CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jessica Lynn Blair and Thomas Richard Lucas, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto
BGRS, LLC, a Delaware limited liability company

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being all of lot No. 822, Final Plat, Phase 88, Autumn Oaks Subdivision, according to survey and plat of same appearing of record in Instrument No. 20110218-0014028, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

This is improved property known as: 7621 Oakfield Way, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 2 day of Feb, 2021.

X _____ Jessica Lynn Blair

X _____ Thomas Richard Lucas

State of TN } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jessica Lynn Blair, M (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this SHILPA BAKSHI day of Feb, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

SHILPA BAKSHI NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

_____
Notary Public
My commission expires 4-3-22

State of TN } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Thomas Richard Lucas, M (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this SHILPA BAKSHI day of Feb, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

SHILPA BAKSHI NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

_____
Notary Public
My commission expires 4-3-22

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being all of lot No. 822, Final Plat, Phase 8B, Autumn Oaks Subdivision, according to survey and plat of same appearing of record in Instrument No. 20110218-0014028, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Jessica Lynn Blair, a single person and Thomas Richard Lucas, a single person, by Deed dated May 6, 2020 from Cassandra G. Moorad and Will M. Moorad, as wife and husband, recorded May 15, 2020, in Instrument Number 20200515-0050514, in the Official Records of Davidson County, Tennessee.