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

Karen Johnson Davidson County
Batch# 599414 DEEDWARRSP
03/24/2021 11:10:56 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00

20210324-0038809

SPECIAL CORPORATE WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Kapil S. Kaisare & Ruchira K Kaisare	NAME: OriGin Bank
STREET ADDRESS: 7621 Oakfield Way Brentwood	STREET ADDRESS: 1800 Hudson Lane Ste 2A
MAP & PARCEL NO.: ~~GM 082 G E 012.00 000~~ 181-16-0A-203-00	Monroe LA 71201

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, BGRS, LLC, a Delaware limited liability company, a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 16260 N. 71st Street, Suite 200, Scottsdale, AZ 85254, hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Kapil S. Kaisare & Ruchira K. Kaisare, Husband & wife, 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:

See Attached Exhibit "A"

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 we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

WITNESS MY/OUR SIGNATURE(S) THIS 9th day of February, 2021 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BGRS, LLC, a Delaware limited liability company

By: _____

Printed Name: Ellen K. Ludorf

Its: Authorized Agent

(Corporate Seal)

State of Michigan } ss
County of Oakland

Before me, Cindy Eliopoulos, a Notary Public of the State and County aforesaid, personally appeared Ellen K. Ludwig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Authorized Agent of the BGRS, LLC, a Delaware limited liability company, the within named grantor, a corporation, and that he/she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as Authorized Agent.

Witness my hand and official seal, at office in Oakland, MI, this 9th day of February, 2021.

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

CINDY ELIOPOULOS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires January 28, 2026
Acting in the County of Oakland

Notary Public
My commission expires 1-26-26

STATE OF TN

COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $ 430,000.

Subscribed and sworn to before me, this 2 day of March, 2021.

My Commission Expires:
10/30/24

Affiant

Notary Public

MICHELE MAZZANTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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. Said Jessica Lynn Blair and Thomas Richard Lucas have since married.

Also being the same property conveyed to BGRS, LLC, a Delaware Limited Liability Company by Deed from Jessica Lynn Blair and Thomas Richard Lucas, wife and husband recorded on 3/24/21, of record in Instrument Number 20210324-0038808, in the Official Records of Davidson County, Tennessee.