Karen Johnson Davidson County
Batch# 647549 DEEDWARR
06/02/2021 11:30:50 AM 3 pgs
Fees: $18.00 Taxes: $3,341.10
20210602-0073811

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 900 Wilshire Drive Suite 107 Troy, MI 48084 843999 8481899 Ellen Ludorf	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 903,000.00 Affiant Subscribed and sworn to before me, this the 10th day of May, 2021 Notary Public My commission expires: 04/13/2024 (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
STREET ADDRESS: 16260 N. 71st Street, Suite 200, Scottsdale, AZ 85254	STREET ADDRESS:
MAP & PARCEL NO.: 10405043800	

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, Johnathon R. Romero and Rachel Romero, husband and wife 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:

SEE ATTACHED EXHIBIT "A"

This is improved property known as: 519 Acklen Park Drive, Nashville, TN 37205

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 10th day of April, 2021.

X Johnathon R. Romero
Johnathon R. Romero

X Rachel Romero
Rachel Romero

State of Florida } ss
County of Orange

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Johnathon R. Romero, married (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 10 day of April, 2021.

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

Jesslyn Rose Fonseca
Notary Public
State of Florida
Comm# HH040955
Expires 9/9/2024

Notary Public
My commission expires 9/9/2024

State of Florida } ss
County of Orange

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Rachel Romero, married (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 10 day of April, 2021.

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

Jesslyn Rose Fonseca
Notary Public
State of Florida
Comm# HH040955
Expires 9/9/2024

Notary Public
My commission expires 9/9/2024

EXHIBIT "A"
Property Description

Land Located in Davidson County, Tennessee, being part of Lot No. 35 on the Map of Hardison and Young's Lots in West End Park, according to plat and survey of same appearing of record in Book 421, page 190, in the Register's Office for Davidson County, Tennessee reference hereby made for a more complete description thereof.

Being the same property conveyed to Johnathon R. Romero and Rachel Romero, husband and wife by Deed dated February 22, 2019 from Aspen Construction, LLC, a Tennessee limited liability company, recorded February 25, 2019, in Book 20190225-0017022, in the Official Records of Davidson County, Tennessee.