SPECIAL CORPORATE WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
900 Wilshire Drive
Suite 107
Troy, MI 48084
843999 8481899
Ellen Ludorf

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

20210602-0073812

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: New Owner
NAME: Andrew David Slusher + Amanda Bridget Shahal	NAME:
STREET ADDRESS: 519 Acklen Park Dr	STREET ADDRESS:
MAP & PARCEL NO.: 104-05-0-438.00	Nashville TN 37205

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 Andrew David Slusher and Amanda Bridget Shahal 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: 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 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 16th day of April, 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: 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 Agent of the BGRS, LLC, a Delaware limited liability company, the within named grantor, a corporation, and that he/she as such 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 Agent.

Witness my hand and official seal, at office in _____, this 16th day of April, 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 _____

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 903,000.00.

Subscribed and sworn to before me, this 20th day of MAY, 2021.

My Commission Expires:
7/1/24

Affiant

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Instrument No. 20190225-0017022, in the Official Records of Davidson County, Tennessee.

Also being the same property conveyed to BGRS, LLC by Deed dated April 10, 2021 from Johnathon R. Romero and Rachel Romero, husband and wife, recorded on 10/2/21, 2021, in Instrument No. 20210602-0073811, in the Official Records of Davidson County, Tennessee.