WARRANTY DEED

Karen Johnson Davidson County
Batch# 1004226 DEEDWARR
05/17/2023 10 13 30 AM 2 pgs
Fees $13 00 Taxes $3,515 00

20230517-0036865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP APRIL 28, 2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
BRG, LLC	NEW OWNER	
(NAME)	(NAME)	
105 Westwood Pl , Suite 120		102 15 0 084 00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL D. SONTAG, TRUSTEE OF THE STARLIT ROAD NOMINEE TRUST U/A/D JANUARY 19, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Brook Meade, Section VII, of record in Book 2331, Page 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael A. Yastrzemski and Paige C. Yastrzemski, husband and wife, by Warranty Deed from Eric Wallace and wife, Margaux Wallace, of record in Instrument No. 20191113-0116883, in the Register's Office of Davidson County, Tennessee, dated November 12, 2019 and recorded on November 13, 2019.

Being the same property conveyed to Michael D. Sontag, Trustee of the Starlit Road Nominee Trust u/a/d January 19, 2021, by Quitclaim Deed from Michael A. Yastrzemski and Paige C. Yastrzemski, husband and wife, of record in Instrument No. 20210201-0013941, in the Register's Office of Davidson County, Tennessee, dated January 19, 2021 and recorded on February 01, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 727 Starlit Rd , Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

BOX 10-A

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of May, 2023.

STARLIT ROAD NOMINEE TRUST U/A/D JANUARY 19, 2021

BY: _____

MICHAEL D SONTAG, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Michael D. Sontag with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of Starlit Road Nominee Trust U/A/D January 19, 2021, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 10th day of May, 2023.

Commission expires.

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

_____
Notary Public