This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 30 day of May , A.D., 2023 , by and between

Nicholas J. Wilson, An unmarried person

First Parties, and

BGRS, LLC, a Delaware Limited Liability Company

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 412 on the Plan of Camden Woods, Phase II, as of record in Plat Book 6900, Page 735, 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 Nicholas J. Wilson, an unmarried man by Deed dated August 25, 2017 from Hollace R. McKinley and Myra McKinley, recorded August 29, 2017, in Instrument Number 20170829-0088651, in the Official Records of Davidson County, Tennessee.

OWNER:
BGRS, LLC, a Delaware Limited Liability Company
One Parkview Plaza, Suite 400
Oakbrook Terrace, IL 60181

RESPONSIBLE TAXPAYER:
BGRS, LLC, a Delaware Limited Liability Company
One Parkview Plaza, Suite 400
Oakbrook Terrace, IL 60181

Karen Johnson Davidson County
Batch# 1011561 DEEDWARR
06/05/2023 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20230605-0042607

CLT # 086-08-0A-009-00- CO

MR-BR-8589927

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Nicholas J. Wilson

✓STATE OF Tennessee

✓COUNTY OF Williamson

Personally appeared before me, Nicholas J. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

MADELINE HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand, at office, this 8 day of May, 2023.

✓ _____
Notary Public

My Commission Expires:✓ 12/28/26

✓STATE OF ~~Tennessee~~

✓COUNTY OF ~~Sumner~~

Personally appeared before me, , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 20_____.

✓ _____
Notary Public

My Commission Expires:✓ _____

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ $410,000.

Affiant

STATE OF TN, COUNTY OF Sumner

Subscribed and sworn before me this the 31 day of May, 2023.

Signature of Notary Public

Printed Name of Notary

10/21/24
Commission Expiration

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024
Notary Seal

Tennessee Certification of Electronic Document

I, Linzy Lehn, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/30/2023 (date of document).

Affiant Signature

6/05/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5 day of June, 2023.

Notary's Signature

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10-21-24