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

WARRANTY DEED
(COMPANY)

THIS INDENTURE, made this 31 day of May , A.D., 2023 , by and between

BGRS, LLC a limited liability company organized and existing under the laws of the State of Delaware with its principal place of business in DuPage County.

First Parties, and

Blair Bucci and Michael Hansen, wife and husband

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 BGRS, LLC a limited liability company organized and existing under the laws of the State of Delaware with its principal place of business in DuPage County by Deed dated from Nicholas J. Wilson, an unmarried man, recorded , in Instrument Number , in the Official Records of Davidson County, Tennessee.

202306050042607

OWNER:
Blair Bucci and Michael Hansen
204 Cahaba Cove
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
Blair Bucci and Michael Hansen
204 Cahaba Cove
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1011561 DEEDWARR
06/05/2023 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20230605-0042608

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

MR-BR-8589927

with the hereditaments and appurtenances thereto appertaining, **TO HAVE AND TO HOLD the** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for itself and for its successors does hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has 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 Party has caused this instrument to be executes and its name to be signed hereto by duly authorized officers by authority of its Board of Directors the day and year first above written.

BGRS, LLC(L.S.)

Authorized Agent

Authorized Agent

✓STATE OF Illinois)
) ss.
✓COUNTY OF DuPage)

Before me, the undersigned authority, a Notary Public on and for said County and State aforesaid, personally appeared Kelly Sachwitz with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the Authorized Agentsof BGRS, LLC the within named bargainor, a corporation, and that they as such AUTHORIZED AGENTS, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as AUTHORIZED AGENTS.

Witness my hand, at office, this 16 day of May, 2023.

✓
Notary Public

My Commission Expires: ✓ 10/20/2026

OFFICIAL SEAL
MICHAEL L SLIVKA
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 10/20/2026

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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

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Tennessee Certification of Electronic Document

I, Lindsey Lehm, 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 5/31/2023 (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.

Angela Hyde
Notary's Signature

NOTARY'S SEAL

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

MY COMMISSION EXPIRES: 10-21-24