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

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

THIS INDENTURE, made this 12 day of JULY , A.D., 2023 , by and between

Matthew Krueger and Annie Krueger, husband and wife

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, Tennessee, being Lot No. 12 on the plan of Phase One, Brentwood Knoll, as of record in Instrument No 20080522-0052623, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property

Being the same property conveyed to Matthew Krueger and Annie Krueger, husband and wife by Deed dated April 24, 2019 from Stephen K. Burris and wife, Caroline F. Burris, recorded May 3, 2019, in Instrument Number 20190503-0041722, in the Official Records of Davidson County, Tennessee

Karen Johnson Davidson County
Batch# 1029642 **DEEDWARR**
07/24/2023 10 04 11 AM 3 pgs
Fees $18 00 Taxes $2,192 25



20230724-0056709

OWNER:
BGRS LLC
One Parkview Plaza, Ste 400
Oakbrook Terrace IL 60181

RESPONSIBLE TAXPAYER:
BGRS LLC
One Parkview Plaza, Ste 400
Oakbrook Terrace IL 60181

CLT # 172-15-0C-012-00-CO (Map and Parcel#)

MR-BR-8592725

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.

× _____ Matthew Krueger

× _____ Annie Krueger

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Matthew Krueger, 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 31st day of March, 20 23.

✓_____
Notary Public

My Commission Expires:✓ My Commission Expires: March 3, 2026

KEVIN THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Annie Krueger, 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 31st day of March, 20 23.

✓_____
Notary Public

My Commission Expires.✓ My Commission Expires: March 3, 2026

KEVIN THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $ 592,500.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 12 day of July, 2023

Signature of Notary Public

Notary Seal

Kayla Tabor
Printed Name of Notary

4/13/24
Commission Expiration

