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
(COMPANY)

THIS INDENTURE, made this day of , A D , 20 , 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

Second Parties,
Kenneth D. Sams, unmarried man

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.

Being the same property conveyed to BGRS, LLC, a Limited Liability Company by Deed dated March 31, 2023 from Matthew Krueger and Annie Krueger, husband and wife, recorded 7/24/23, in Instrument Number 20230724-0056709, 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 $2,506 75

20230724-0056710

OWNER:
Kenneth Sams
2828 Brentwood Knoll Ct
Nashville, TN 37211

RESPONSIBLE TAXPAYER:
New Owner

CLT # 172-15-0C-012-00-CO

MR-BR-8592725

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.)

Kelly Sachwitz
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 and Cory Wilhelm 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 of BGRS, LLC the within named bargainor, a company, 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 28 day of June, 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

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 $ 67,500.00

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 14th day of July, 2023

Signature of Notary Public

Ashley Schad

Printed Name of Notary

March 6, 2024

Commission Expiration

Notary Seal

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024