Karen Johnson Davidson County
Batch# 1133203 DEEDWARR
05/09/2024 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,959.63
20240509-0034317

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

WARRANTY DEED

THIS INDENTURE, made this 7 day of May , A.D., 2024 , by and between

Jyoti Mujumdar and Ashish A. Mujumdar, wife and husband

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. 222 on the Plan of Final Plat of Section Five-A, Banbury Crossing (a Planned Unit Development) of record in Plat at Instrument No. 20020830-0105357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jyoti Mujumdar and Ashish A. Mujumdar, wife and husband by Deed dated November 2, 2016 from Stan Kania and Dana Kania, married, recorded November 8, 2016, in Instrument Number 20161108-0118126, in the Official Records of Davidson County, Tennessee.

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 # 172-09-0A-224-00CO (Map and Parcel#)
Property known as: 1105 Banbury Lane, Brentwood TN 37027

MR-BR-8605067

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.

× Jyoti Mujumdar
Jyoti Mujumdar

× Ashish A. Mujumdar
Ashish A. Mujumdar

✓STATE OF Tennessee

✓COUNTY OF Williamson

Personally appeared before me, Jyoti Mujumdar, 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 5 day of September, 2023.

MONICA PADRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

✓ Notary Public

My Commission Expires:✓ May 9- 2026

✓STATE OF Tennessee

✓COUNTY OF Williamson

Personally appeared before me, Ashish A. Mujumdar, 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 5 day of September, 2023.

MONICA PADRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

✓ Notary Public

My Commission Expires:✓ May 9-2026

MR-BR-8605067

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 $ 799,900.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 7 day of May, 2024.

Signature of Notary Public

Notary Seal

Kayla Tabor
Printed Name of Notary

03/28/2028
Commission Expiration

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 9th day of May, 2024

Robert L. Scruggs, Affiant — Date 5.9.24

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 9th day of May, 2024

Notary's Signature

My Commission Expires 9.8.2025

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025