Karen Johnson Davidson County
Batch# 1133203 DEEDWARR
05/09/2024 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20240509-0034318

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

WARRANTY DEED
(COMPANY)

THIS INDENTURE, made this 6 day of May , A.D., 20 24 , 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

Danielle Rose OBrien and Sean Patrick OBrien, 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, 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 BGRS, LLC, a Delaware Limited Liability Company by Deed dated from Jyoti Mujumdar and Ashish A. Mujumdar, wife and husband, filed for record as Instrument Number ——202405090034317——, in the Official Records of Davidson County, Tennessee.

OWNER:

Danielle Rose Obrien & Sean Patrick OBrien
1105 Banbury Lane
Nashville, TN 37027

RESPONSIBLE TAXPAYER:

Better Mortgage Corporation
1427 Energy Park Drive
St. Paul MN 55108

CLT #
172-09-0A-224-00CO

MR-BR-8605067

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 Operating Agreement the day and year first above written.

Authorized Agent

BGRS, LLC(L.S.)

By _____ 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 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 corporation by himself as AUTHORIZED AGENTS.

Witness my hand, at office, this 24 day of April, 2024.

Notary Public

My Commission Expires: ✓ 10/26/2026

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

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.

Danielle Rose O'Brien
Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 9th day of May, 2024.

Robert L. Scruggs
Signature of Notary Public

Robert L. Scruggs
Printed Name of Notary

Commission Expiration

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Notary Seal
My Comm. Expires January 6, 2025

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 — 5/09/2024 Date

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