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

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

WARRANTY DEED

THIS INDENTURE, made this 12 day of September , A.D., 2024 , by and between

John Walton and Ashley Walton , 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. 258 on the Plan of Final Plat of Burkitt Place Phase 2E, Cluster Lot Subdivision of record in Plat at Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee, dated January 31, 2012 and recorded February 01, 2012, reference hereby made for a more complete description thereof.

Being the same property conveyed to John Walton, a married man by Deed dated December 28, 2022 from Opendoor Property Trust I, a Delaware statutory trust, recorded December 30, 2022, in Instrument Number 20221230-0133822, in the Official Records of Davidson County, Tennessee. Ashley Walton joins in this conveyance as to her marital interest in the subject property, if any.

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

Karen Johnson Davidson County
Batch # 1235754 DEEDWARR
02/10/2025 10 48 59 AM 3 pgs
Fees $18 00 Taxes $2,210 75

20250210-0009843

CLT # 186-04-0A-180-00 (Map and Parcel#)

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.

x _____
John Walton

x _____
Ashley Walton

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, John Walton, 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 12th day of September, 2024.

(seal)

ESTEBAN ORTIZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

✓ _____
Notary Public

My Commission Expires ✓ 07/03/2028

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Ashley Walton , 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 12th day of September, 2024.

(seal)

ESTEBAN ORTIZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

✓ _____
Notary Public

My Commission Expires ✓ 07/03/2028

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 $ 597,500 00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 4th day of February, 20 25.

Signature of Notary Public

Notary Seal

Printed Name of Notary

3/29/28

Commission Expiration

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY