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

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, Illinois

First Parties, and

Ordis D Copeland, Jr and Patricia R Copeland, Trustees of the Copeland Revocable Living Trust dated May 1, 2018
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 BGRS, LLC, a Delaware Limited Liability Company by Deed dated September 12, 2024 from John Walton and Ashley Walton, husband and wife, recorded February 10, 2025, in Instrument Number 20250210-0009843, in the Official Records of Davidson County, Tennessee

OWNER:
Ordis D. Copeland Jr and Patricia R Copeland, Trustees
8325 Elmcroft Court
Nolensville TN 37135

Karen Johnson Davidson County
Batch # 1235754 DEEDWARR
02/10/2025 10 48 59 AM 3 pgs
Fees $18 00 Taxes $2,109 00
20250210-0009844

RESPONSIBLE TAXPAYER:
New Owner

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

MR-BR-8650208

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 agents pursuant to the authority of its Operating Agreement the day and year first above written

_____
Authorized Agent

BGRS, LLC(L.S)

By Kelly Sachwitz
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 Cory Wilhelm and Kelly Sachwitz with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged themselves to be the Authorized Agents of BGRS, LLC the within named bargainor, a limited liability 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 themselves as AUTHORIZED AGENTS

Witness my hand, at office, this 29 day of January, 20 25

✓_____
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 $ 570,000.00

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 7th day of February, 2025

Signature of Notary Public

Notary Seal

J. Anderson

Printed Name of Notary

Commission Expiration

