Karen Johnson Davidson County
Batch# 1269839 DEEDWARR
05/07/2025 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $2,266.25
20250507-0035673

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

WARRANTY DEED

THIS INDENTURE, made this18 day of January , A.D., 2025 , by and between

Ryan Hunter Mahan and Aine Mae Mahan FKA Aine Mae Mooney, 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:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 401 of 1000 Division Street Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of record on Exhibit C to the Master Deed of 1000 Division Street Condominiums, of record Instrument Number 20160928-0102220, as amended in Instrument Number 20170818-0085326 and Instrument Number 20171005- 0102601 and Instrument Number 20210315-0034147 and Instrument Number 20210408-0046695, Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being the same property conveyed to Ryan Hunter Mahan and Aine Mae Mooney by Deed dated May 28, 2021 from 1000 Division Street, LLC, a Tennessee limited liability company, recorded June 1, 2021, in Instrument Number 20210601-0072857, in the Official Records of Davidson County, Tennessee. The said Ryan Hunter Mahan and Aina Mae Mooney having since married. The said Aina Mae Mooney now known as Aine Mae Mahan.

OWNER:
BGRS LLC
One Parkview Plaza, Suite 400
Oakbrook Terrace, IL 60181

RESPONSIBLE TAXPAYER:
BGRS LLC
One Parkview Plaza, Suite 400
Oakbrook Terrace, IL 60181

CLT # 093-13-2A-18CO (Map and Parcel#)
Property known as: 1002 Division Street, Unit 401, Nashville TN 37203

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.

× _____
Ryan Hunter Mahan

× Aine Mae Mooney Mahan
Aine Mae Mooney Mahan FKA Aine Mae Mooney

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Ryan Hunter Mahan, 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 13th day of January, 20 25.

(seal)

JORDAN BOWIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

✓ _____
Notary Public

My Commission Expires:✓ 03/08/2028

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Aine Mae Mooney Mahan FKA Aine Mae Mooney, 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 13th day of January, 20 25.

(seal)

JORDAN BOWIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

✓ _____
Notary Public

My Commission Expires:✓ 03/08/2028

MR-BR-8659636

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 $ 612,500.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 6th day of May, 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

MR-BR-8659636

202505070035673

Certificate of Authenticity

I, J. Trent Lehman, 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 1/18/25.

Date

Affiant Signature

5/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of May, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

