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

WARRANTY DEED
(COMPANY)

THIS INDENTURE, made this 26th day of September , A.D., 20 25 , 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

Joshua David Leverette, an unmarried man

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 BGRS, LLC, a Delaware Limited Liability Company by Deed dated JANUARY 08 2025 from Ryan Hunter Mahan and Aine Mae Mahan FKA Aine Mae Mooney, husband and wife, recorded MAY 7 2025, in Instrument Number 20250507-0035673, in the Official Records of Davidson County, Tennessee.

OWNER:
Joshua David Leverette
1002 Division St., Apt 401
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1327343 DEEDWARR
09/26/2025 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20250926-0076995

RESPONSIBLE TAXPAYER:
Zillow Home Loans LLC
2600 Michelson Drive, Ste 1201
Irvine CA 92612

CLT # 093-13-2A-18CO

MR-BR-8659636

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 by authority of its Operating Agreement the day and year first above written.

_____
Authorized Agent

BGRS, LLC
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 Cory Wilhelmi 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 16 day of September, 20 25.

✓_____
Notary Public

My Commission Expires: ✓ October 20, 2026

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

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 $ 465,000.

Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 26th day of SEPTEMBER, 2025.

Signature of Notary Public

GRIFFIN DUNHAM

Printed Name of Notary

Notary Seal

Commission Expiration

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10.6.2027

MR-BR-8659636

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **9-26-2025**.

Affiant Signature — Date: **9-26-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **9-26-2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY