Karen Johnson Davidson County
Batch# 866927 DEEDWARR
06/03/2022 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220603-0064110

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Jameika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2022.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Todd Schrock and Jill Schrock	Pinnacle Bank	Parcel ID: 061 07 0C 008.00
(NAME) 4309 Gallatin Pike	(NAME) PO Box 702726	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Dallas, TX 75370	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tiffany Tumlin, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Todd Schrock and Jill Schrock, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Unit No. 8, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for 4309 Gallatin Road Townhomes, appearing of record in Instrument No. 20200804-0086178, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Blue Sky Construction, Inc. from E3 Construction Services, LLC, a Tennessee limited liability company by Warranty Deed dated January 30, 2020 and recorded on February 4, 2020 in Instrument No. 20200204-0012825, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tiffany Tumlin, unmarried woman from Blue Sky Construction, Inc., a Tennessee Corporation by Warranty Deed dated December 23, 2021 and recorded on January 11, 2022 in Instrument No. 20220111-0003567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4309 Gallatin Pike, #J, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27 day of MAY, 2022

Tiffany Tumlin

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tiffany Tumlin, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Certificate of Authenticity

I, Jamika Jones, 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 5/27/2022.

Date

Jamika Jones
Affiant Signature

05/30/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of May, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206030064110