This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 061070C00600

Karen Johnson Davidson County
Batch# 869317 DEEDWARR
06/10/2022 08:28:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220610-0066037

NAME & ADDRESS OF NEW OWNER:
R&D, LLC
60 Aliso Ridge Loop
Mission Viejo, CA 92691

SEND TAX BILLS TO:

New Owner

WARRANTY DEED OF CORRECTION

Whereas, recorded in Instrument Number 20211216-0166320, in the Register's Office of Davidson County, Tennessee, is a Warranty Deed dated December 14, 2021, from Blue Sky Construction, Inc., (Grantor), to R&D, LLC, a Wyoming Limited Liability Company (Grantee).

The legal description in the above named Warranty Deed reflects as follows:

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

BEING Unit No. 12, 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.

Whereas, the above referenced legal description was incorrect, and therefore this Warranty Deed of Correction is hereby being recorded to reflect and convey:

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BLUE SKY CONSTRUCTION, INC.** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **R&D, LLC, A WYOMING LIMITED LIABILITY COMPANY,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

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

BEING Unit No. 6, 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.

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BEING the property conveyed to R&D, LLC, a Wyoming limited liability company, by Warranty Deed from Blue Sky Construction, Inc., dated December 14, 2021, appearing of record in Instrument No. 20211216-0166320, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4309 L Gallatin Pike, Nashville, TN, 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10 day of May, 2022

Blue Sky Construction, Inc.

BY: _____

Kayla Dodd, Authorized Signatory

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, a Notary Public, personally appeared Kayla Dodd, Authorized Signatory of **Blue Sky Construction, Inc. as per Declaration of Authorized Signatory of Record in Record Book 1784, Page 1581, Register's Office for Rutherford County, Tennessee** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Authorized Signatory, of Blue Sky Construction, Inc.,** the within named bargainor, and that she as such **Authorized Signatory**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Blue Sky Construction, Inc.**, by herself as **Authorized Signatory** .

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10 day of May, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 12-12-22

BREANNA LAUX
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 12/12/2022
RUTHERFORD COUNTY

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AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10 day of May, 2022

NOTARY PUBLIC

My Commission Expires: 12-12-22

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 12-12-2022
RUTHERFORD COUNTY

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Grantee(s)

R&D, LLC, a Wyoming Limited Liability Company

By: David Moreno – Managing Member

STATE OF California)
COUNTY OF Orange)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Moreno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member, and is authorized to execute the instrument on behalf of **R&D, LLC, a Wyoming Limited Liability Company**, the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Managing Member.

Witness my hand and official seal, this the 26 day of May, 2022.

Notary Public

COLTON AKERS
COMM. #2361796
Notary Public - California
Los Angeles County
My Comm. Expires June 18, 2025

My Commission Expires: 06/18/2025

(SEAL)

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On 26 May 2022 before me, Colton Akers, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared David Moreno
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

COLTON AKERS
COMM. #2361796
Notary Public - California
Los Angeles County
My Comm. Expires June 18, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed of Correction
Document Date: 05/10/2022 Number of Pages: 6
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Grantee (s)

R&D, LLC, a Wyoming Limited Liability Company

By: **Michael Teanio** – Managing Member

STATE OF Nevada)
COUNTY OF Clark)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michael Teanio**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member, and is authorized to execute the instrument on behalf of **R&D, LLC, a Wyoming Limited Liability Company**, the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Managing Member.

Witness my hand and official seal, this the 26th day of May, 2022.

Notary Public

My Commission Expires: 9/3/2024

(SEAL)

CRYSTAL ALLEN
Notary Public, State of Nevada
Appointment No. 20-8302-01
My Appt. Expires Sep 3, 2024

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 5/10/2022.

Date

Jamika Jones
Affiant Signature

06/02/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2nd day of June, 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