WARRANTY DEED

Karen Johnson Davidson County
Batch# 869317 DEEDWARR
06/10/2022 08:28:30 AM 6 pgs
Fees: $33.00 Taxes: $2,775.00
20220610-0066038

STATE OF Tennessee
COUNTY OF Sumner

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

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

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

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 Shrock, husband and wife	Todd Schrock and Jill Shrock, husband and wife	Parcel ID: 061-07-0C-006.00
(NAME) 4309 Gallatin Pike #L	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, **R&D, LLCa Wyoming Limited Liability Company**, 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. 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.

Being a portion of a property conveyed to Blue Sky Construction, Inc, By Warranty Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company dated January 30, 2020 recorded February 04, 2020, of record in Instrument No. 20200204-0012825, as corrected by Warranty Deed of Correction, of record in Instrument No. 202206100066037, 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 #L, 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 26 day of May, 2022

R&D, LLC

BY: _____

David Moreno
Managing Member

BY: _____

Michael Teanio
Managing Member

unimproved ☐

This is improved ☒ property, known as 4309 Gallatin Pike #L, 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 26th day of May, 2022

R&D, LLC

BY: _____
David Moreno
Managing Member

BY: _____
Michael Teanio
Managing Member

STATE OF _____)
COUNTY OF _____)

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 _____ day of May, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

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.

Crystal Allen
Notary Public

My Commission Expires: 9/3/2024

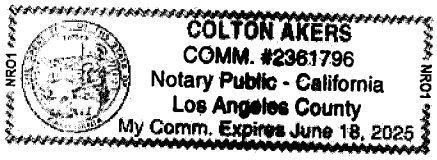
(SEAL)

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

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

My Commission Expires: 06/18/2025

(SEAL)

STATE OF _____)
COUNTY OF _____)

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 _____ day of May, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

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 5/26/2022.

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

202206100066038