Karen Johnson Davidson County
Batch# 1012267 DEEDWARR
06/07/2023 10 48 54 AM 2 pgs
Fees $13 00 Taxes $4,440 00
20230607-0043230

This instrument was prepared by:
Foreman Watson Land Title
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-23-0087

STATE OF TE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $1,200,000.00

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

Sworn to and subscribed before me this 6th day of June, 2023.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John M. Seral, et ux		093-06-1J-033.00-CO
1471 Howell Grove Rd.	New Owner	
Greensboro, GA 30642		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RK Strand Properties, LLC, a Florida limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John M. Seral and Anne C. Seral, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain condominium apartment known as Unit No. 1201 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum in Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721, as corrected by Affidavit of Scriveners Error recorded in Instrument No. 20140530-0046816, and further amended in Instrument No. 20171002-0100849, Instrument No. 20180510-0045059, Instrument No. 20191211-0127973, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, and Instrument No. 20220609-0065739, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, all to which reference is hereby made for a more complete description.

Being the same property conveyed to RK Strand Properties, LLC, a Florida Limited Liability Company

by Warranty Deed from Jennifer L. Patte, K/N/A Jennifer L. Teegan, Executrix and as Sole Beneficiary of Estate of Bruce T Teegan of record in Instrument No. 20210728-0101369 Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 28, 2021.

This is improved property known as **415 Church St. #1201, Nashville, TN 37219.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 6 day of June, 2023.

RK Strand Properties, LLC, a Florida Limited Liability Company

BY: _____

Joseph Randall Mogila, managing member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Joseph Randall Mogila, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the managing member of RK Strand Properties, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument by signing RK Strand Propeties, LLC, a Florida limited liability company by Joseph Randall Mogila, managing member for the purpose therein contained.

Witness my hand and seal, this 6 day of June, 2023.

_____

Notary Public

My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023