Karen Johnson Davidson County
Batch# 1353705 DEEDWARR
12/04/2025 09:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251204-0096321

NOTICE OF CONFIDENTIALITY RIGHTS [illegible] RSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: ~~October~~ November 14, 2025

Grantor: ROBERT STEVEN WAINNER and DIANE RITA WAINNER as Co-Trustees of the ROBERT AND DIANE WAINNER REVOCABLE TRUST

Grantor's Mailing Address: 292 Fossil Ridge, Boerne, Texas 78006

Grantee: ROCHELLE DR., LLC a Texas limited liability company

Grantee's Mailing Address: 292 Fossil Ridge Boerne, Texas 78006

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): See Attached Exhibit "A"

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration stated above and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

ROBERT & DIANE WAINNER REVOCABLE TRUST

By: _____
ROBERT STEVEN WAINNER, Co-Trustee

By: _____
DIANE RITA WAINNER, Co-Trustee

STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on ~~October~~ November 11th, 2025, by ROBERT STEVEN WAINNER as trustee of the ROBERT AND DIANE WAINNER REVOCABLE TRUST.

KIMBERLY A. PALACIOS
Notary Public, State of Texas
Comm. Expires 05-23-2026
Notary ID 131579521

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on ~~October~~ November 11th, 2025, by DIANE RITA WAINNER as trustee of the ROBERT AND DIANE WAINNER REVOCABLE TRUST.

KIMBERLY A. PALACIOS
Notary Public, State of Texas
Comm. Expires 05-23-2026
Notary ID 131579521

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

ROSENBLATT LAW FIRM PC
16731 Huebner Road
San Antonio, Texas 78248
Tel: (210) 562-2900
Fax: (210) 562-2929

AFTER RECORDING RETURN TO:

ROSENBLATT LAW FIRM PC
16731 Huebner Road
San Antonio, Texas 78248
Tel: (210) 562-2900
Fax: (210) 562-2929

EXHIBIT "A"
Property Description:

Being Lot No. 23 on the Plan of Haileywood Estates, Section II of record in Plat Book 2231, Page 81, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 73.6 feet on the Northerly side of Rochelle Drive and extends back between lines, 244.0 feet on the Westerly side and 215.1 feet on the Easterly side to a deed line in the rear, on which it measures 123.3 feet.

Being the same property conveyed to Robert Steven Wainner and Diane Rita Wainner, Co-Trustees of the Robert and Diane Wainner Revocable Trust dated December 20, 201, by deed from Jeremy Moseley, married, of record in Instrument No. 20191210-0127218, Register's Office for Davidson County, Tennessee.