RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10274-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 914540 DEEDWARR
09/09/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20220909-0101119

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2022.

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunnybrook Investment Company, LLC 1345 Sweetwater Drive Brentwood, TN 37027	Same address as new owner	P/O 172-00-0-179.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION FOUR HUNDRED THOUSAND AND 00/100 Dollars ($1,400,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **D & A VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SUNNYBROOK INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 50, 52, 54, 55, 56A, 57A, and 58A on the Plan of Final Plat, The Woodlands, Phase 3-A, of record in Instrument #20220706-0078096, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to D&A Ventures, LLC, a Tennessee limited liability company, from West End Builders, Inc., a Tennessee corporation, by Warranty Deed dated December 11, 2019 and recorded December 27, 2019 in Instrument #20191227-0134144, said Register's Office.

This conveyance is made subject to all matters as shown on the Plan of Final Plat, The Woodlands, Phase 3-A, of record in Instrument #20220706-0078096; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is unimproved property known as: Lots 50, 52, 54, 55, 56A, 57A, 58A, Woodlands, Phase 3-A, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and the payment thereof is the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 2nd day of September, 2022

GRANTOR

D & A Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Derrick Derringer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 2nd day of September, 2022, before me, appeared Derrick Derringer, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of D & A Homes, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said D & A Homes, LLC and said Derrick Derringer acknowledged said instrument to be the free act of deed of D & A Homes, LLC.

WITNESS my hand and seal, this the 2nd day of September, 2022.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/2/22 (date of document).

Jennifer L. Pennell

9/9/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of September, 2022.

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026