RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13066-2023

Karen Johnson Davidson County
Batch# 1011773 DEEDWARR
06/06/2023 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230606-0042911

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 25, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2023.

NOTARY PUBLIC

My commission expires: _____

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	172-03-0A-163-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($225,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **WEST END BUILDERS, INC., A TENNESSEE CORPORATION**, 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 Lot No. 81 on the Plan of Summit at the Woodlands, Cluster Lot Subdivision, PUD, of record in Instrument #20170724-0074740, Register's Office for Davidson, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to West End Builders, Inc., a Tennessee Corporation, by Quitclaim Deed from Kenneth J. Adler, dated May 31, 2023, and of record in Instrument No. 202306060042910, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth J. Adler from Woodlands Phase 2, LLC, a Tennessee limited liability company, by Quit Claim Deed dated December 3, 2019 and record December 6, 2019 in Instrument #20191206-0126308, Register's Office for said County.

This conveyance is made subject to all matters as shown of record on the Plan of Summit at the Woodlands, Cluster Lot Subdivision, PUD, of record in Instrument #20170724-0074740; to any and all restrictive covenants and/or easements in the

Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is property known as: 1757 Boxwood Drive, 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, the payment thereof will be 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 31st day of May, 2023.

GRANTOR:

West End Builders, Inc., a Tennessee Corporation

By: _____
Jeremy Boczulak, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of May, 2023, before me, appeared Jeremy Boczulak, 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 West End Builders, Inc., a Tennessee corporation, and that said instrument was signed on behalf of said West End Builders, Inc. and said Jeremy Boczulak acknowledged said instrument to be the free act and deed of West End Builders, Inc.

WITNESS my hand and seal, this the 31st day of May, 2023.

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 5/31/23 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

6/5/23

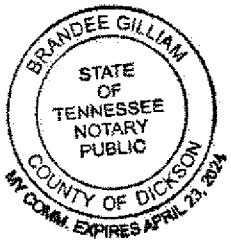
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of June, 2023.

Notary's Signature

My Commission Expires: _____



Notary's Seal