Karen Johnson Davidson County
Batch# 1053892 DEEDWARR
09/25/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20230925-0075310

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-16950-2023

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 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
Lipscomb New Builds, LLC 4300 Sidco Drive, Suite 200 Nashville, TN 37204	Same address as new owner	117-245.00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($920,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SUNNYBROOK INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **LIPSCOMB NEW BUILDS, 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. 2 on the Plan of Resubdivision of Lots 1 & 2 of the Curry Yell Resubdivision, of record in Instrument #20140917-0085116 (Voids and vacates Book 6050, page 12), 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 Sunnybrook Investment Company, LLC, a Tennessee limited liability company, from Lipscomb University, a Tennessee non-profit corporation, by Warranty Deed dated March 27, 2023 and recorded April 5, 2023 in Instrument #20230405-0024867, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20140917-0085116; 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 improved property known as: 1110 Caldwell Lane, Nashville, TN 37204.

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 22nd day of September, 2023.

GRANTOR:

Sunnybrook Investment Company, LLC, a
Tennessee Limited Liability Company

By: _____
Jeremy Boczulak, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22nd day of September, 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 Sunnybrook Investment Company, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Sunnybrook Investment Company, LLC and said Jeremy Boczulak acknowledged said instrument to be the free act and deed of Sunnybrook Investment Company, LLC.

WITNESS my hand and seal, this the 22nd day of September, 2023.

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

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 Sept 22, 23 (date of document).

Jennifer L. Pennell

Sept 25, 23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of Sept, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

