Karen Johnson Davidson County
Batch# 1145579 DEEDQC
06/11/2024 09:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240611-0043517

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-21652-24

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of June, 2024. NOTARY PUBLIC My commission expires:

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

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lipscomb New Builds, LLC 330 Mallory Station Rd., Ste. F20 Franklin, TN 37067	Same as Address of New Owner	P/O 117-16-0-244.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **SUNNYBROOK INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has quitclaimed and by these presents do hereby quitclaim all its right, title and interest 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:

Being Unit A of 1112 Caldwell Lane, a planned unit development, created under Tennessee Code Ann. Section 66-27-101, et seq., as established by that Declaration of Covenants, Conditions, and Restrictions for 1112 Caldwell Lane, a planned unit development, of record in Instrument #20240108-0001610, Register's Office for Davidson 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.

Being the same property conveyed to Lipscomb University, a Tennessee non-profit corporation, from Urban Core Homes, II, LLC, a Tennessee limited liability company, and Foundation Development Group, LLC, a Tennessee limited liability company, by Warranty Deed dated September 17, 2014 and recorded September 18, 2014 in Instrument #20140918-0085712, said Register's Office.

WITNESS MY HAND, this 7 day of June, 2024.

Grantor:

SUNNYBROOK INVESTMENT COMPANY, LLC,
a Tennessee limited liability company

BY: _____
Jeremy Boczulak, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 7 day of June, 2024, 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 7 day of June, 2024.

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: June 23, 2026

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 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 June 7, 24 (date of document).

Jennifer L. Pennell

June 7, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

