RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-23718-24

Karen Johnson Davidson County
Batch# 1179198 DEEDWARR
09/09/2024 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $3,451.34
20240909-0069224

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $932,794.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2024.

NOTARY PUBLIC

My commission expires: 10-28-26

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saraann Parker *et vir* 1617 Boxwood Drive Nashville, Tennessee 37211	Same address as new owner	172-03-0C-024-00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED THIRTY TWO THOUSAND SEVEN HUNDRED NINETY FOUR AND 00/100 Dollars ($932,794.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, 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, **SARAANN PARKER AND ROBERT KANYOK, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs 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. 24 on the Plan of THE WOODLANDS, PHASE 3-A, of record in Instrument No. 20220706-0078096, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sunnybrook Investment Company, LLC, a Tennessee limited liability company, by Quitclaim Deed from D & A Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20220803-0088600, in the Register's Office of Davidson County, Tennessee, dated July 29, 2022, and recorded on August 03, 2022.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 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 improved property known as 1617 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 Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees 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 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 Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 4th day of September, 2024.

GRANTOR:

Sunnybrook Investment Company, LLC, a
Tennessee Limited Liability Company

By: _____
Jeremy M. Boczulak, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 4th day of September, 2024, before me, appeared Jeremy M. 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 M. Boczulak acknowledged said instrument to be the free act of deed of Sunnybrook Investment Company, LLC.

WITNESS my hand and seal, this the 4th day of September, 2024.

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11-28-26

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 4, 24 (date of document).

Jennifer L. Pennell

Sept 9, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

