RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-30837-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289068 DEEDWARR
06/24/2025 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $3,363.30
20250624-0049415

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $909,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of ~~May~~ JUNE, 2025.

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
COMM. EXPIRES JUNE 23, 2028

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
Terrence D. Baker 1597 Boxwood Drive Nashville, TN 37211	Same address as new owner	172-03-0C-029-00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED NINE THOUSAND AND 00/100 Dollars ($909,000.00) 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, **TERRENCE D. BAKER, A SINGLE MAN**, hereinafter called the Grantee, his 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. 29 on the Plan of Final Plat, The Woodlands, Phase 3-A, of record in Instrument Number 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, from D&A Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 29, 2022, and recorded August 3, 2022, in Instrument Number 20220803-0088613, said Register's Office.

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 Number 20191227-0134144, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument Number 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: 1597 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, his heirs 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 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, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 23rd day of June, 2025.

GRANTOR:

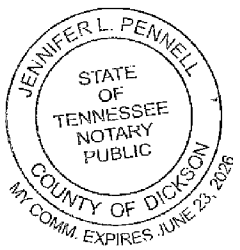
Sunnybrook Investment Company, LLC, a
Tennessee Limited Liability Company

By: _____
Rene Paul Boczulak, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23rd day of June, 2025, before me, appeared Paul Rene 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 Paul Rene Boczulak acknowledged said instrument to be the free act of deed of Sunnybrook Investment Company, LLC.

WITNESS my hand and seal, this the 23rd day of June, 2025.



_____
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 6/23/25 (date of document).

Jennifer L. Pennell

6/23/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 6/23, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal