RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: LTL-31639-25

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $909,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2025. NOTARY PUBLIC My commission expires: 1/24/2028
Karen Johnson Davidson County Batch# 1329653 DEEDWARR 10/02/2025 03:18:30 PM 3 pgs Fees: $18.00 Taxes: $3,366.63 20251002-0078713	

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

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
Joseph Gregory Fera *et ux* 1637 Boxwood Drive Nashville, TN 37211	Same address as new owner	172-03-0C-019-00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($909,900.00) 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, **JOSEPH GREGORY FERA AND KRISTI LYNNE FERA, HUSBAND AND WIFE**, 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 19 on the Plan of Final Plat, The Woodlands, Phase 3A, of record in Instrument #20220706-0078096, Register's Office for Davidson County, Tennessee, 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 #20220803-0088580, 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 #20191227-0134144, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #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 1637 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.

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 2 day of October, 2025.

GRANTOR(S)

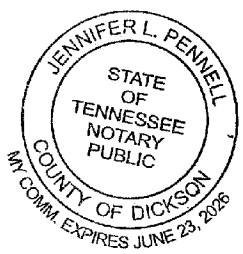
Sunnybrook Investment Company, LLC, a
Tennessee Limited Liability Company

By: _____
Jeremy M. Boczulak, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 2 day of October, 2025, 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 2 day of October, 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 10/2/25 (date of document).

Jennifer L. Pennell

10/2/25

Date

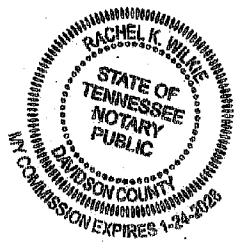
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/2, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal