Karen Johnson Davidson County
Batch# 1411645 DEEDWARR
04/27/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,050.76
20260427-0036097

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-38426-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $824,530.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 day of April, 2026.

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, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Pemberton *et vir* 1620 Boxwood Drive Nashville, TN 37211	Same address as new owner	172-03-0C-056-00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED THIRTY AND 00/100 Dollars ($824,530.00) 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, **SHANNON PEMBERTON AND RYAN EUSTIS, 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 56A on the Plan of Final Plat, The Woodlands, Phase 3-A, of record in Instrument #20220706-0078096, 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 D & A Ventures, LLC, a Tennessee limited liability company, by Warranty Deed dated September 2, 2022 and recorded September 9, 2022 in Instrument #20220909-0101119, 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 1620 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 ~~20th~~ 24th jp day of April, 2026.

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 ~~20th~~ 24th jp day of April, 2026, 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 ~~20th~~ 24th jp day of April, 2026.

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

_____
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 Apnl 24, 26 (date of document).

Jennifer Pennell

Apnl 24, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Apnl 24, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal