RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-38853-26

Karen Johnson Davidson County
Batch# 1422733 DEEDWARR
05/20/2026 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $7,122.50
20260520-0045399

WARRANTY DEED

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,925,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2026.

NOTARY PUBLIC

My commission expires: _____

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
Gregory Stuart *et ux* 1518 Grandview Drive Nashville, TN 37215	Same address as new owner	117-12-0-161

FOR AND IN CONSIDERATION of the sum of ONE MILLION NINE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($1,925,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JEREMY MICHAEL BOCZULAK, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **GREGORY STUART AND PAULA STUART, 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:

Land in Davidson County, Tennessee, being Lot No. 34, Block "M", as shown on the map entitled Plan of Maplehurst, of record in Plat Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jeremy Michael Boczulak, married, from Sunnybrook Investment Company, LLC, by Quitclaim Deed dated October 6, 2023 and recorded October 9, 2023 in Instrument #20231009-0079364, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 843, pages 22 and 23; to any and all restrictive covenants and/or easementsof 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 1518 Grandview Drive, Nashville, TN 37215.

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 he is lawfully seized and possessed of said real estate; that he 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 himself, his heirs 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.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this 13th day of May, 2026.

GRANTOR:

Jeremy Michael Boczulak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

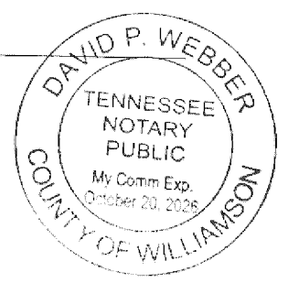
Personally appeared before me, a Notary Public, Jeremy Michael Boczulak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of May, 2026.

Notary Public

Printed Notary Name

My commission expires: _____



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 5/13/2026 (date of document).

Affiant Signature

5/19/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

