RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-40550-26

Karen Johnson Davidson County
Batch# 1438855 DEEDWARR
06/29/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,215.30
20260629-0058475

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $869,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2026.

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-29-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Johnston Pearse 1625 Boxwood Drive Nashville, TN 37211	Same address as new owner	172-03-0C-022-00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED SIXTY NINE THOUSAND AND 00/100 Dollars ($869,000.00) 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, **EMILY JOHNSTON PEARSE, UNMARRIED WOMAN**, hereinafter called the Grantee, her 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. 22 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 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 #20220803-0088594, 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 1625 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, her 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.

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, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 26th day of June, 2026.

GRANTOR:

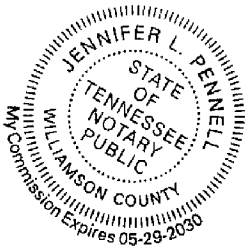
Sunnybrook Investment Company, LLC, a
Tennessee Limited Liability Company

By: _____
Jeremy Boczulak, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 26th day of June, 2026, before me, appeared Jeremy 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 Boczulak acknowledged said instrument to be the free act of deed of Sunnybrook Investment Company, LLC.

WITNESS my hand and seal, this the 26th day of June, 2026.



_____
Notary Public

_____
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 June 26, 26 (date of document).

Jennifer Pennell

June 26, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 26, 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