Karen Johnson Davidson County
Batch# 1452942 DEEDWARR
07/31/2026 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20260731-0070736

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-38723-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 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 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Gaw 9139 Concord Hunt Circle Brentwood, TN 37027	Same address as new owner	117-16-2D-001-00

FOR AND IN CONSIDERATION of the sum of TWO MILLION TWO HUNDRED THOUSAND AND 00/100 Dollars ($2,200,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **LIPSCOMB NEW BUILDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MARK GAW, A MARRIED 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:

Lying and being in Davidson County, Tennessee, and being Unit A of 1112 Caldwell Lane, a planned unit development, created under Tennessee Code Ann. Section 66-27-101, et seq., as established by that Declaration of Covenants, Conditions, and Restrictions for 1112 Caldwell Lane, a planned unit development, of record in Instrument #20240108-0001610, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lipscomb New Builds, LLC, a Tennessee limited liability company, from Sunnybrook Investment Company, LLC, a Tennessee limited liability company, by Quitclaim Deed dated June 7, 2024 and recorded June 11, 2024 in Instrument #20240611-0043517, said Register's Office.

Being a portion of the same property conveyed to Sunnybrook Investment Company, LLC, a Tennessee limited liability company, from Lipscomb University, a Tennessee non-profit corporation, by Warranty Deed dated March 27, 2023 and recorded April 5, 2023 in Instrument #20230405-0024867, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20240108-0001610; 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 1114 Caldwell Lane, Nashville, TN 37204.

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 30th day of July, 2026.

GRANTOR(S)

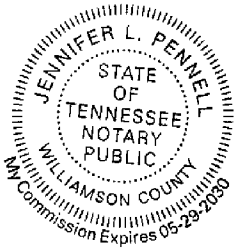
Lipscomb New Builds, LLC, a Tennessee Limited Liability Company

By: _____
Jeremy Boczulak, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of July, 2027, 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 Lipscomb New Builds, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Lipscomb New Builds, LLC, and said Jeremy Boczulak acknowledged said instrument to be the free act of deed of Lipscomb New Builds, LLC.

WITNESS my hand and seal, this the 30th day of July, 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 July 30, 26 (date of document).

Jennifer Pennell

July 30, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 30, 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