Karen Johnson
Batch # 1242284
02/28/2025 03 49 19 PM
Fees $13 00 Taxes $947 20
Davidson County
DEEDWARR
2 pgs
20250228-0015240

This Instrument Prepared By
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Southwood Equity Partners LLC 357 Childe Harolds Circle Brentwood, TN 37027	**SAME AS OWNER**	MAP **086** GROUP **10 0** PARCEL **122.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

DHB R LLC, a Wyoming Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Southwood Equity Partners LLC, a Tennessee Limited Liability Company,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of TN, and is described as follows:

Being Lot No. 43, on the plan of Lakeside Woods, Section 3, of record in Plat Book 7900, page 218, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to DHB R LLC by Substitute Trustee's Deed from Jessica D. Binkley, as Substitute Trustee for Melanie Blank, Trustee, dated February 11, 2025 and filed of record February 24, 2025 in Instrument No. 20250224-0013352, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable
2. Matters shown on the recorded plat of Lakeside Woods, of record in Plat Book 7900, page 218, said Register's Office
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8228, page 375, said Register's Office
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as **220 Dockside Court, Hermitage, Tennessee 37076.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Southwood Equity Partners LLC, a Tennessee Limited Liability Company**, their heirs and assigns, forever, and, GRANTOR does

covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 28th day of February 2025

DHB R LLC, a Wyoming Limited Liability Company

By: _____
Dan Heichelbech, Managing Member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dan Heichelbech, Managing Member** of **DHB R LLC, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 28th day of February 2025.

_____
NOTARY PUBLIC
My Commission Expires. February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $256,000 00

AFFIANT

Subscribed and sworn to before me on this 28th day of February 2025.

_____
NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD