Karen Johnson Davidson County
Batch# 1264832 DEEDQC
04/24/2025 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250424-0031693

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Alemu Mindaga, a married man** ("Grantors"), hereby remises, releases, conveys, and quit claims unto **Southwood Equity Partners LLC, a Tennessee Limited Liability Company** (Grantee) all of his rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Peppertree Forest, Revised as of record in Plat Book 6900, (Plat Book 6900 erroneously omitted in prior deeds) Pages 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alemu Mindaga, by virtue of that certain Warranty Deed dated February 11, 2025, and being of record at Instrument No. 20250224-0013480, in the Register's Office of Davidson County, Tennessee. *Grantor warrants that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 22nd day of **April, 2025.**

Alemu Mindaga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Alemu Mindaga**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of **April, 2025.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 22nd day of **April, 2025.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **4756 Greystone St. Antioch, TN 37013**
TAX PARCEL NO.: **16513001300**
PROPERTY OWNER: **Southwood Equity Partners LLC**
OWNER'S ADDRESS: 357 Childe Harolds Circle, Brentwood, TN 37027
MAIL TAX BILLS TO: 357 Childe Harolds Circle, Brentwood, TN 37027

DEED PREPARATION AFFIDAVIT

File No.: 20250437
Property Address: **4756 Greystone St. Antioch, TN 37013**

The undersigned hereby consent and instruct Providence Title LLC to prepare a Quit Claim Deed as follows:
From: Alemu Mindaga
To: Southwood Equity Partners LLC

Title is to be vested in the parties as:

☐ Individual

☐ Tenancy in Common:

☐ The relationship in which each tenant has an undivided interest, presumed to be equal unless otherwise stated. If one tenant dies, his/her share passes to his/her heirs held by his/her estate and not to the surviving tenant.

☐ Joint Tenancy:

The relationship in which, upon death of one tenant, his/her interest passes automatically to the surviving tenant or tenants.

☐ Name in a partnership , LLC, or corporation

☐ Tenants by the entirety (husband and wife/wife and husband)

☐ Rights of Survivorship

This Quit Claim Deed is being prepared per instructions from: Alemu Mindaga
The undersigned further instruct(s) Providence Title LLC to collect and pay the sum of $0.00 as consideration for equity in the referenced property. The undersigned truly waives and releases any further claim against the property in consideration of receipt of the above referenced amount. Providence Title LLC shall be held harmless should the parties have agreements pertaining to the subject property that are not fulfilled.
The undersigned acknowledge(s) that Providence Title LLC suggests that the party or parties involved consult and attorney as to the advisability of this transfer and that Providence Title LLC is preparing this deed as a scrivener service only. The undersigned hereby holds harmless and releases Providence Title, PLLC, as well as their successors, administrators, assigns, receivers, partners, employees, agents, attorneys, shareholders, officers, directors, and accountants, and each of their respective heirs, successors and assigns, from any and all manner of, actions, suits, causes of action, debts, dues, controversies, promises, damages, claims, disputes, and demands whatsoever from the beginning of time, to the date of the Agreement, or any other causes of action, known or unknown, present or in the future as it relates to the preparation of this Quit Claim Deed.

DATED this 22nd day of April, 2025.



Signature

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 April 22, 25 (date of document).

April 23, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 23, 2025.

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal