THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1277017 DEEDWARR
05/22/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250522-0040570

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Southwood Equity Partners LLC 357 Childe Harolds Circle Brentwood, TN 37027	Southwood Equity Partners LLC 357 Childe Harolds Circle Brentwood, TN 37027	155 08 0C 095.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Estate of David Thomas Shefrin** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Southwood Equity Partners LLC, a Tennessee Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 6708 Autumnwood Drive, Nashville, TN 37221, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339-347, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Thomas Shefrin, a single man, by Executor's Quitclaim Deed from David Thomas Shefrin, acting as Executor of the Estate of Diana Page, dated December 8, 2021, and recorded December 13, 2021, of record in Instrument No. 20211213-0164920, in the Register's Office for Davidson County, Tennessee. (Diana Kay Adler Page having died on or about December 16, 2020, leaving David Thomas Shefrin as the Executor and Devisee of the Estate of Diana Kay Adler Page by order of the Circuit Court for Davidson County, Tennessee, Docket No. 21P-653).

The said David Thomas Shefrin having since died on July, 9th 2024. In accordance with the laws of the State of Tennessee and pursuant to the Probate case No. 24P-1998 filed October 31, 2024, Circuit Court of Davidson County, Tennessee in which Carol Shefrin is the personal representative for the Estate of David Thomas Shefrin.

This is improved (X) unimproved ( ) property known as 6708 Autumnwood Drive, Nashville, TN 37221.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 20th day of May, 2025.

The Estate of David Thomas Shefrin

By _____
Carol Shefrin, Personal Representative

STATE OF NC
COUNTY OF Wake

On this 20 day of May, 2025, before me personally appeared Carol Shefrin, Personal Representative of The Estate of David Thomas Shefrin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of May, 2025.

Minyette A. Davis NOTARY PUBLIC Durham County, NC

_____
Notary Signature
My commission expires: 12/28/26

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $445,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 21 day of May, 2025

_____
Notary Public
My commission expires: _____

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES JANUARY 9, 2028

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 5/20/2025.

Date

Affiant Signature

5/22/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of May, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)