Karen Johnson Davidson County
Batch# 1284964 DEEDWARR
06/16/2025 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20250616-0047102

WARRANTY DEED

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES: 2/26/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Rojana Nakagawa and Kenneth Nakagawa	SEND TAX BILLS TO: Legacy Home Loans, LLC	MAP-PARCEL NUMBERS
(NAME) 412 Scenicway Knob	(NAME) 2 Cadillac Drive	08607008900
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Southwood Equity Partners LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Rojana Nakagawa and Kenneth Nakagawa, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 104, on the plan of Jackson's Retreat, Phase II, which is of record in Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot No. 104 fronts 32.88 feet on the Southerly margin of Scenicway Knob and extends back 315 feet on the Westerly line and 140 feet on the easterly line to a dead line in the rear measuring 267.25 feet thereon.

Being the same property conveyed to Southwood Equity Partners LLC, a Tennessee Limited Liability Company by Warranty Deed from Rob M. Gulseth and Katrina Nicole Gulseth, husband and wife of record in Instrument No. 20250415-0028700 Register's Office for Davidson County, Tennessee, dated April 14, 2025 and recorded on April 15, 2025.

Being the same property conveyed to Rob M. Gulseth and Katrina Nicole Gulseth, husband and wife, by virtue of that certain Quit Claim Deed dated October 12, 2021, and being of record at Instrument No. 20211018-0139467 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 412 Scenicway Knob Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my hand this 12th day of June, 2025.

Southwood Equity Partners LLC

By: Alemu Mindaga, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Alemu Mindaga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Southwood Equity Partners LLC, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Southwood Equity Partners LLC, in their capacity as Member.

WITNESS my hand and official seal at office this 12th day of June, 2025.

Notary Public

My Commission Expires: 3-6-29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 12, 2025.

J. Carlton Drumwright

June 12, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 12, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY