Karen Johnson Davidson County
Batch# 1338231 DEEDWARR
10/24/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20251024-0084786

WARRANTY DEED

NICOLA ESTRELLA STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: August 19, 2028
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge L. Ramos Jr. and Luz A. Anicasio	New Owner	
(NAME)	(NAME)	
3705 Asheford Trce		164-13-0-086.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge Ramos, an unmarried man, and Luz Abril Anicasio, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of First Revision of Asheford Crossing, Section Two of record in Plat Book 9700, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Southwood Equity Partners, LLC by Special Warranty Deed Deed from AMH 2014-3 Borrower, L.P., a Delaware Limited Partnership F.K.A. AMH 2014-3 Borrower, LLC, a Delaware limited liability company of record in Instrument No. 20250711-0054602 Register's Office for Davidson County, Tennessee, dated July 8, 2025 and recorded on July 11, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in 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 3705 Asheford Trce Antioch, TN 37013
(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 17 day of October, 2025.

SOUTHWOOD EQUITY PARTNERS LLC

By: Alemu Mindaga, Authorized 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 an Authorized Member of Southwood Equity Partners LLC, the within named bargainor, a Limited Liability Company, and that such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Southwood Equity Partners LLC.

WITNESS my hand and official seal at office this 17 day of October, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-3-2028

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 October 22, 2025.

J. Carlton Drumwright

October 22, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 22, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY