Karen Johnson Davidson County
Batch # 1398552 DEEDQC
03/27/2026 11:30:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260327-0024459

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** ("Grantor"), 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. 136 on the Plan of Hickory View, Section V, as shown on the plat of record in Plat Book 6900, Page 868, 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 Substitute Trustee's Deed dated January 27, 2026, and being of record at Instrument No. 20260206-0008757, in the Register's Office of Davidson County, Tennessee. *Grantor warrants that this property is not his 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/we have executed this instrument the 28th day of **February, 2026.**

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 **28th** day of **February, 2026.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.**

Tadele Adane
AFFIANT

SUBSCRIBED AND SWORN before me this the 28th day of **February, 2026.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-19

PROPERTY ADDRESS:	5708 Ashmont Dr., Nashville, TN 37211
TAX PARCEL NO.:	162 09 0 163.00
PROPERTY OWNER:	**Southwood Equity Partners LLC**
OWNER'S ADDRESS:	357 Childe Harolds Circle, Brentwood, TN 37027
MAIL TAX BILLS TO:	Southwood Equity Partners LLC 357 Childe Harolds Circle, Brentwood, TN 37027

