Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1402077
04/06/2026 11:31:55 AM
Fees: $13.00 Taxes: $1,398.60

Davidson County
DEEDWARR
2 pgs

20260406-0027272

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF April, 20 26.

Notary Public

MY COMMISSION EXPIRES:

(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
Susan G. Hill and Bethany A. Hollingsworth	New Owner	
(NAME)	(NAME)	
5708 Ashmont Drive		162-09-0-16300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan G. Hill and Bethany A. Hollingsworth, a married couple,** 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. 136 on the Plan of Hickory View, Section V, as shown on 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 Southwood Equity Partners, LLC, a Tennessee limited liability comay by Quit Claim Deed from Alemu Mindaga, a married man dated February 28, 2026 and recorded on 03/27/2026 as Instrument Number 20260327-0024459, in the Official Records of the Davidson County Register of Deeds.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed's Office for 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 5708 Ashmont Dr., Nashville, TN 37211

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 2nd day of April, 2026.

Southwood Equity Partners, LLC, a Tennessee Limited Liability Company

By:_____
Alemu Mindaga, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, J Kaye Clark of the state and county mentioned, personally appeared Alemu Mindaga, Member of Southwood Equity Partners, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Southwood Equity Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Alemu Mindaga, Member of Southwood Equity Partners, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville TN, this 2nd day of April, 2026.

J Kaye Clark
Notary Signature

Printed Name: J Kaye Clark

My commission expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY