Karen Johnson Davidson County
Batch# 1403492 DEEDWARR
04/08/2026 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20260408-0028540

WARRANTY DEED

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires: Nov. 17, 2029

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Kristen Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 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
Jacob Bedwell		
(NAME) Laura Elizabeth McCain	(NAME) Pinnacle Bank	087-01-0A-055-00CO
(ADDRESS) 4273 Chesney Glen Drive	(ADDRESS) 21 Platform Ways S. Ste. 2800	
(CITY) Hermitage (STATE) TN (ZIP) 37076	(CITY) Nashville (STATE) TN (ZIP) 37203	

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 **Jacob S. Bedwell AND LAURA ELIZABETH MCCAIN, HUSBAND AND WIFE** 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:

Lot No. 106, on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, Page 288, Register's Office for Davidson County, TN, to which plat reference ig hereby made for a more complete description.

Don Angeo Calderon and Ann Marie Calderon, a married couple to Southwood Equity Partners LLC, a Tennessee Limited Liability Company by deed dated 11/12/2025 and recorded on 11/19/2025 as Instrument Number 20251119-0092386 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 4273 Chesney Glen Drive, Nashville, TN 37076

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, _____ 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.

_____
Notary Signature

Printed Name: J Kaye Clark

My commission expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
DAVIDSON COUNTY

I, Kirsten Virden, 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 4-2-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 4-2-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

