WARRANTY DEED

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of June, 2026 .

Notary Public

My Commission Expires: 12/19/28

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Southwood Equity Partners LLC	**NEW OWNER**	151-09-0B-060.00 CO
357 Childe Harolds Cir		
Brentwood, TN 37027		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Kim Dugger and Robert Lee Moore, II, heirs at law of Terry K. Barnett , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Southwood Equity Partners LLC, 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:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument No. 20050110-0003257, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Terry K. Barnett and wife, Sharon F. Barnett by Deed from Centex Homes, a Nevada General Partnership dated February 23, 2006 and filed of record in Instrument No. 20040407-0039713, in the Register's Office for Davidson County, Tennessee. Sharon F. Bennett having since died on 7/25/19, leaving Terry K. Barnett as the surviving tenant.

Further being the same property conveyed to Terry K. Barnett, a single man by Deed from Terry K. Barnett, widower, dated 2/27/20 and filed for record in Instrument No. 20200309-0025858, Register's Office for Davidson County, Tennessee.

Terry K. Barnett died intestate on 11/13/25 and survived by his heirs, Kim Dugger and Robert Lee Moore, II. See Affidavit of Heirship of record in Instrument No. 202606030050262, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1427734 DEEDWARR
06/03/2026 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20260603-0050263

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to Conveyance of the common area to Lakeside Cove at Percy Priest Homeowner's Association, Inc., of record in Instrument No. 20100219-0012873, Register's Office for said County.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20041105-0133677, as amended in Instrument No. 20230929-0076605, Register's Office for said County.

Subject to Rules and Regulations of record in Instrument No. 20241113-0088199, Register's Office for said County.

Subject to Violation and Fine Policy of record in Instrument No. 20240412-0026179, Register's Office for said County.

Subject to Easement granted to the United States of America for Transmission Line of record in Book 2336, page 614, and Book 4428, page 571, Register's Office for said County.

Subject to 20 foot waterline easement of record in Book 8175, page 783, Register's Office for said County.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020212-0018699, Register's Office for said County.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 5681 Dory Drive, Antioch, TN 37013

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 1st day of June, 2026.

Kim Dugger

Robert Lee Moore, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2026, before me personally appeared Kim Dugger and Robert Lee Moore, II of , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2026.

Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 6/1/26.

Affiant Signature

Date: 6/1/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 1ST day of June, 20 26.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER