WARRANTY DEED

Karen Johnson Davidson County
Batch# 1429752 DEEDWARR
06/09/2026 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $936.10
20260609-0051936

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF June 2026

Notary Public

MY COMMISSION EXPIRES: 03/06/29 (AFFIX SEAL)

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Southwood Equity Partners LLC, a Tennessee Limited Liability Company	New Owners	
(NAME)	(NAME)	135-14-0C-002-00CO
357 Childe Harolds Cir.		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(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, **Gregory Allan Lundy, Personal Representative of The Estate of Dawn Michelle Waterfield, David Windsor Lundy, and Rebecca Ann Lundy**, HEREINAFTER CALLED THE GRANTOR(S), **HAVE** BARGAINED AND SOLD, AND BY THESE PRESENTS **DOES** TRANSFER AND CONVEY UNTO **Southwood Equity Partners LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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. 2 on the Plan of Ransom Village, of record in Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Dawn Michelle Waterfield by Deed dated January 10, 2017 from Dawn M. Waterfield and husband David R. Waterfield, Jr., recorded February 8, 2017, in Instrument Number 20170208-0013303, in the Official Records of Davidson County, Tennessee. Dawn M. Waterfield died intestate on or about October 28, 2025; Gregory Allan Lundy appointed Personal Representative Docket No. 26P6 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved x property, known as 705 Vanguard Place, 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 5th day of June, 2026.

The Estate of Dawn Michelle Waterfield

By: Gregory Allan Lundy, Personal Representative
Gregory Allan Lundy, Personal Representative

David Windsor Lundy
David Windsor Lundy

Rebecca Ann Lundy
Rebecca Ann Lundy

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 5th day of June, 2026, before me personally appeared Gregory Allan Lundy, Personal Representative of The Estate of Dawn Michelle Waterfield, David Windsor Lundy and Rebecca Ann Lundy, 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 5th day of June, 2026.

Notary Signature
My commission expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Notarized remotely using audio-video communication technology via Proof.

Certificate of Authenticity

I, Holly A. Mason, 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 ~~May~~ June 5, 2026.

Affiant Signature

6/5/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of ~~May~~ June, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026