Karen Johnson Davidson County
Batch# 1465251 DEEDWARR
08/31/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260831-0080170

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF August, 2026 Notary Public MY COMMISSION EXPIRES: 11-21-2027 (AFFIX SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 NUMBER
Zewditu H. Begashaw and Elizabeth H. Begashaw, a married couple	New Owner	
(NAME)	(NAME)	151-09-0B-060.00-CO
5681 Dory Dr. (ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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/DOES TRANSFER AND CONVEY UNTO **Zewditu H. Begashaw and Elizabeth H. Begashaw, 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. 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 Warranty Deed from Centex Homes, Nevada General Partnership of record in Instrument No. 20060228-0022994 Register's Office for Davidson County, Tennessee, dated February 23, 2006 and recorded on February 28, 2006.

Being the same property conveyed to Terry K. Barnett, a single man by Quitclaim Deed from Terry K. Barnett, widower of record in Instrument No. 20200309-0025858 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on March 09, 2020.

Affidavit of Heirship recorded on June 03, 2026 in Instrument Number 20260603-0050262.

Being the same property conveyed to Southwood Equity Partners LLC by Warranty Deed from Kim Dugger and Robert Lee Moore, II, heirs at law of Terry K. Barnett of record in Instrument No. 20260603-0050263 Register's Office for Davidson County, Tennessee, dated June 01, 2026 and recorded on June 03, 2026.

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.

unimproved
This is improved x 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 20th day of August, 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 August, 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 on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Kelly A, 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 8/20/26.

Kelly A
Affiant Signature

8/20/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 20 day of August, 2026.

Cari Allen
Notary's Signature (Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028