Karen Johnson Davidson County
Batch# 1472385 DEEDWARR
09/14/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260914-0085224

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Southwood Equity Partners, LLC 357 Childe Harolds Circle Brentwood, TN 37027	Southwood Equity Partners, LLC New owner	164 08 0B 011.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edna D. Massie f/k/a Edna D. Freeman, a married woman, and James Freeman, an unmarried man,** ("Grantors"), have bargained and sold, and by these presents do hereby transfer, warrant and convey unto **Southwood Equity Partners, LLC, a Tennessee Limited Liability Company**, ("Grantee") all of our right, title and interest in and to that certain real property known as 1204 Maritime Port, Antioch, TN 37013, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 2nd Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Lot 62, Section One, Lakewalk Subdivision, as shown on plat of record in Instrument No. 20050128-0010429, in the Register's Office of Davidson County Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edna D. Freeman and James Freeman, wife and husband, by Special Warranty Deed from U.S. Bank National Association, as Trustee for JP ALT 2006-S1 dated December 29, 2010, and recorded January 28, 2011, of record in Instrument No. 20110128-0007939, in the Register's Office for Davidson County, Tennessee.

Edna D. Freeman having since divorced and is n/k/a Edna D. Massie. The said property is not the Marital Residence of the said Grantor, Edna D. Massie.

The said Grantor, James Freeman, is now unmarried.

This is improved property known as 1204 Maritime Port, Antioch, TN 37013.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its

successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, they, the said, **Grantors**, hereunto set by hands and seals this 11th day of September, 2026.

Edna D. Massie

James Freeman

STATE OF Oregon
COUNTY OF Jackson

On this 11th day of September, 2026, before me personally appeared Edna D. Massie and James Freeman, 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 11th day of September, 2026.

Notary Signature
My commission expires: 1/2/2027

OFFICIAL STAMP
SARAH FRANCES AMAYA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1032233
MY COMMISSION EXPIRES JANUARY 02, 2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 11th day of September, 2026.

Notary Public
My commission expires: 7-14-2030

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 9/11/26.

Affiant Signature

9/11/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of September, 2026

Notary's Signature (Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON