Karen Johnson Davidson County
Batch# 1478015 DEEDWARR
09/25/2026 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,062.27
20260925-0089227

Name and Address of New Owners:

Southwood Equity Partners, LLC
357 Childe Harolds Circle
Brentwood, TN 37027

Send Tax Notices To:
Same

THIS INSTRUMENT PREPARED BY
BLAKE GARNER, ATTORNEY
303 W. Main Street
Murfreesboro, Tennessee 37130

FROM INFORMATION FURNISHED
BY THE PARTIES

MAP & Parcel: 150 08 0 016.00

# EXECUTRIX'S DEED

WHEREAS, DEBORAH ANN MAY died on or about June 26, 2026, leaving a will. Letters of Testamentary were issued on July 27, 2026, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee. The undersigned REGINA EMBRY, states that she is the Executrix of the Estate of Deborah Ann May. The undersigned, REGINA EMBRY, the Executrix of the Estate of Deborah Ann May, by signing this deed, releases any right she may have as Executrix to recover this property in the event of a subsequent insolvency of this Estate. That the said Executrix, acting under and by virtue of the power and authority contained in said Will and for good and valuable consideration, the receipt of which is hereby acknowledged, the said REGINA EMBRY, as Executrix does hereby grant, sell and convey unto Southwood Equity Partners, LLC, a Tennessee limited liability company, its successors, heirs and assigns, forever all the estate which the said testator had at the time of her decease in said premises and also the estate therein, which the Executrix has power to convey by virtue of said Will, that certain parcel of real estate situated in a certain Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 337 on the Plan of The Country, Section Seven-A, of record in Plat Book 6250, Page 308, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Deborah A. May, a single woman, by Warranty Deed from John P. Kiger, dated 3/21/2002 and recorded 3/28/2002 in Instrument No. 20020328-0038305, in the Register's Office of Davidson County, Tennessee.

The said Deborah A. May having since died testate on June 26, 2026 with her Estate being probated under Case No. 26P-1371 in the Circuit Court for Davidson County, Tennessee (Probate Division). By her Last Will and Testament, she appointed Regina Embry as Executor. Pursuant to the Will, "all real property owned by me at the time of my death shall be a part of my probate estate and shall be subject to administration by and to the control of my Personal Representative."

THIS conveyance is subject to all existing easements and all matters shown on plat of record in Plat Book 6250, Page 308; and Restrictive Covenants of record in Book 6482, Page 682, Register's Office for Davidson County, Tennessee.

Executrix covenants she has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever.

WITNESS HAND, on this the 25th day of September, 2026.

ESTATE OF DEBORAH ANN MAY

Regina Embry Executrix

REGINA EMBRY, Executrix

STATE OF TENNESSEE )
:ss
COUNTY OF RUTHERFORD )

Personally appeared before me, Regina Embry, as Executrix of the Estate of Deborah Ann May, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she, as such Executrix, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, on this the 25th day of September, 2026.

Lori T Shelton

NOTARY PUBLIC

LORI T. SHELTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8/21/2027

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $287,100.00, 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 on this the 25th day of September, 2026.

Briana Hampton

NOTARY PUBLIC

My Commission Expires: 2/18/2029

BRIANA HAMPTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD 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 the 25 day of September, 2026.

Affiant Signature

9/25/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of September, 2026.

Notary's Signature
My Commission Expires: 7/14/2030

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY