WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Padre Pio Properties, LLC	New Owner	13301003200
(NAME)	(NAME)	
205 Legends Cir.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Steven Johnson, as Administrator for the Estate of Leslie Gene Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Padre Pio Properties, LLC, a Tennessee Limited Liability Company, ,** 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 34, on the Plan of an addition to a revision of Lots 93, 94, 95, 96, & 97, of the M G McNabb Subdivision, as of record in Book 1130, Page 79, Register's office for Davidson County, Tennessee

Said Lot No 34 fronts 75 feet on the easterly side of Harlin Drive and runs back 161 7 feet on he southerly lot line and 164 feet on the northerly lot line to a line in the rear which measures 75 feet thereon

Being the same property conveyed to Leslie G Johnson, a single person, by deed of record in Book 8173, Page 318, Register's Office for Davidson County, Tennessee Leslie Gene Johnson having died intestate, leaving the property to Steven Johnson as Administrator for the Estate of Leslie Gene Johnson, by Agreed Order in Probate Case #22P1623, Probate Court of Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 3206 Harlin Dr , Nashville, TN 37211

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 989739 **DEEDWARR**
04/10/2023 09 31 47 AM 2 pgs
Fees $13 00 Taxes $592 00

20230410-0025538

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/our hands this 4th day of April, 2023

Administrator

Steven Johnson, as Administrator for the Estate of
Leslie Gene Johnson

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Steven Johnson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Administrator of the Estate of Leslie Gene Johnson and that he as such Administrator executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Administrator

WITNESS my hand and seal this 4th day of April, 2023

Notary Public _____
My Commission Expires: _____

File No 16665

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024