Karen Johnson Davidson County
Batch# 1042425 DEEDWARR
08/24/2023 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230824-0066345

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/2/24

(AFFIX SEAL)

MICHELE SAFFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

BS-EASY-23-322

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Skylor Morton	New Owner	
(NAME) **120 Goodview Way**	(NAME)	**071-08-0-014.00**
(ADDRESS) **Gallatin, TN 37066**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PADRE PIO PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SKYLOR MORTON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The real estate located in Davidson County, Tennessee, described as Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot Number 118, on the Plan of J. B. Haynie's Oriental Plan, as shown on Plat of record in Plat Book 161, Pages 26 and 27, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, said part of Lot 118 fronts 50 feet on the Southerly side of Queen Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Old Republic 1031 Exchange Co. FBO Tsung Wen Chen by Warranty deed from Jeff Ley Trustee, The 322 Queen Ave Land Trust of record in Instrument No. 20150518-0045612 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 18, 2015.

Being the same property conveyed to Padre Pio Properties, LLC by Quitclaim deed from Tsung Wen Chen, who took title as Old Republic 1031 Exchange Co. FBO Tsung Wen Chen of record in Instrument No. 20201001-0113469 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on October 01, 2020.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 161, Page (s) 26 and 27, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **322 Queen Ave, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 23rd DAY OF AUGUST, 2023.

Padre Pio Properties, LLC

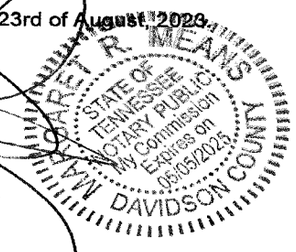
BY: _____
Tsung Wen Chen
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TSUNG WEN CHEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of PADRE PIO PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of August, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Brenda Huntsman**, 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 8/23/23.

Date

Brenda Huntsman

Affiant Signature

8/24/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of August, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

