RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-21193-24

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1129539 DEEDWARR
05/01/2024 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240501-0031798

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of April, 2024

NOTARY PUBLIC

My commission expires: 9-2-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Planet Bob Rentals, a General Partnership<br>**2428 Paulawood Dr**<br>**Nashville, TN 37207** | Same address as new owner | 071-04-0-268 |

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 Dollars ($400,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PADRE PIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PLANET BOB RENTALS, A GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows:

Being lot number 296, on the Plan of Resubdivision Part 4, Shepardwood, as of record in Book 5210, Page 159, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tsung Wen Chen, married, from Eleanor Bluett, by warranty deed dated November 22, 2013, and recorded on December 2, 2014, Instrument No. 20131202-0122018, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Padre Pio Properties, LLC, from Tsung Wen Chen, married by Quit Claim Deed dated 2/13/2020 and recorded 3/2/2020 in Instrument No. 20200302-0023343, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 2428 Paulawood Drive, Nashville, TN 37207

The above referenced property is not and has never been the primary residence of the Grantor.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of April, 2024

GRANTOR(S)

Padre Pio Properties, LLC, a Tennessee Limited Liability Company

By: _____
Tsung Wen Chen, Sole Member/Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Tsung Wen Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Padre Pio Properties, LLC, within named bargainor and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Sole Member.

WITNESS my hand and seal, this the 29th day of April, 2024.

_____
Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

**Tennessee Certification of Electronic Document**

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.29.24.

Affiant Signature

4.29.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of April, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON