WARRANTY DEED

Karen Johnson Davidson County
Batch# 1224829 DEEDWARR
01/09/2025 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250109-0001877

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/08/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-14844-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Padre Pio Properties, LLC	**NEW OWNER**	071-08-0-286.00
205 Logan's Circle		
Franklin, TN 37067		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Urban Dwell Homes, GP, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE(S), 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. 94 on the plan of Joywood, as shown by plat of record in Plat Book 974, Page 45, in the Register' s Office for said County.

Said Lot No. 94 fronts 50 feet on the Southerly side of Trinity Lane and runs back 176.95 feet on the Westerly line and 177.10 feet on the Easterly line to a dead line, measuring 50 feet thereon.

Included in, but excluded from, the above described property is the following property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee:

Being a part of Lot No. 94 on the Plan of Joywood, as of record in Book 974, Page 45, and Register' s Office for said County.

Beginning at a point, being the Northeastern corner of property belonging to Thomas L. Justice, et ux, said point being common to Parcel 287 on Map 71-8, as recorded in Book 2020, page 312 of the R.O.D.C., Tennessee; thence Westerly along the existing Southern right-of-way line of East Trinity Lane, bearing North 84 degrees 01 minute 26 seconds West, 50 feet, more or less, to a point on the common property line of Parcels 286 and 285 on Map 71-8; thence along said property line, bearing South 3 degrees 26 minutes 34 seconds West, 5 feet, more or less, to a point; thence in a straight line, bearing South 84 degrees 01 minute 26 seconds East, 50 feet, more or less, to a point on the common property line of Parcels 286 and 287 on Map 71-8; thence along said property line, bearing North 3 degrees 26 minutes 34 seconds East, 5 feet, more or less, to the point of beginning and containing therein an area of 250 square feet, more or less.

Being the same property conveyed to Urban Dwell Homes, LP, a Tennessee Limited Partnership by Warranty Deed from Tony Bombarda, married of record in Instrument No. 20180425-0038784 Register's Office for Davidson County, Tennessee, dated April 23, 2018 and recorded on April 25, 2018. Urban Dwell Homes, LP having subsequently coverted from a limited partnership to a general partnership and now being known as Urban Dwell Homes, GP, a Tennessee General Partnership

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 426 East Trinity Lane Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on January 8, 2025.

Urban Dwell Homes, GP, a Partnership

By: _____
J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

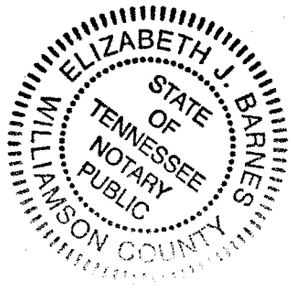
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Urban Dwell Homes, GP, a Tennessee General Partnership, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the general partnership by himself as the Authorized Agent of Urban Dwell Homes, GP, the bargainor, a Tennessee General Partnership, and as such, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand and official seal, this January 8, 2025.

_____
Notary Public

My Commission Expires: 11-21-26



File #: 2024-14844-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 8, 2025.

J. Carlton Drumwright

January 8, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 8, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY