WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-30114-25-B

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May 2025

NOTARY PUBLIC

My commission expires: 9/19/28

Karen Johnson Davidson County
Batch# 1271819 DEEDWARR
05/12/2025 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20250512-0037191

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Padre Pio Properties, LLC 205 Logans Circle Franklin, TN 37067	Same address as new owner	092-05-0-127.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($229,900.00) 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, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PADRE PIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

LAND in Davidson County, State of Tennessee, described as follows, to-wit: A part of Block 42 on the Map of midway, as of record in Book 421, page 11, Register's Office for Davidson County and described as follows:

BEGINNING at a point on the west side of Killarney Street, 200 feet southerly from the southwest corner of Eden Avenue and Killarney Street; running thence southerly with the west margin of Killarney Street 50 feet to a point; thence westerly at right angles 150 feet to an alley; thence northwardly with the eastern margin of said alley, 50 feet; thence easterly 150 feet to the beginning.

Being a portion of the same property conveyed to C & D Rental Properties, LLC, from Ronnie Osborne by Warranty Deed dated 02/16/2016 and recorded 02/19/2016 in 20160219-0016195, said Register's Office.

Being the same property conveyed to Music City Financial, LLC a Texas limited liability company, from C&D Rental Properties, LLC, by Warranty Deed in Instrument No. 20250509-0036814, 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: 935 33rd Avenue North, Nashville, TN 37209

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 9TH day of MAY, 2025

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By: N. Viddal
Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Music City Financial, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

WITNESS my hand and seal, this the 9TH day of MAY, 2025.

Notary Public

Jameson B Baldwin
Printed Notary Name

My commission expires: 9/17/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 9, 25 (date of document).

Jennifer L. Pennell

May 9, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 9, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026

Notary's Seal