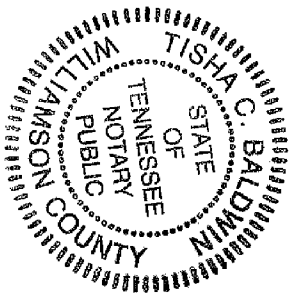
RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-29414-25-B

Karen Johnson Davidson County
Batch# 1281349 DEEDWARR
06/04/2025 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $795.13
20250604-0043768

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May 2025

NOTARY PUBLIC

My commission expires: 11.28.26

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	081-10-0-076.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($214,900.00) 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, Tennessee, being Lot No. 18 in the Plan of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts fifty feet on the southerly side of Buchanan Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Melvin Booker from Lillian F. Greer, widow, by Warranty Deed dated 5/2/1985 and recorded 5/2/1985 in Book 6547, page 13, said Register's Office. The said Melvin Riley Booker died 12/8/2022 testate. Probate was opened in the Circuit Court Clerk's Office in Davidson County, Tennessee in Docket No/Probate Case No. 23P738 and Marvin Dwayne Woods was appointed as the Personal Representative/Executor. The Will devised the property to Marvin Wayne Woods (also known as Marvin Dwayne Woods), with a life estate to Mamie Garner. Being the same property conveyed to Marvin Dwayne Woods by Quitclaim Deed from Mamie Garner, of record in Instrument No. 20250507-0035730, said Register's Office. Also being the same property conveyed to Marvin Dwayne Woods by Quitclaim Deed from Tomorraw Dee-Von Peebles (daughter of the deceased), of record in Instrument No. 20250603-0043599, said Register's Office.

Being the same property conveyed to Music City Financial, LLC, from Marvin Dwayne Woods Personal Representative and Devisee under the Last Will and Testament of Melvin Riley Booker, by Warranty Deed recorded in Instrument No. **20250603-0043600**, 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: 2513 Buchanan Street, Nashville, TN 37208

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 30th day of May, 2025

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

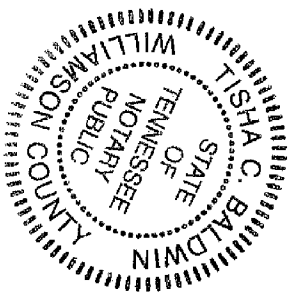
By: N. Viddal

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 30th day of May, 2025.



Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11-28-26

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 5/30/25 (date of document).

Jennifer L. Pennell

6/3/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 6/3, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal