WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-30169-25B

Karen Johnson Davidson County
Batch# 1304014 DEEDWARR
07/31/2025 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20250731-0060496

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 30th day of July 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	092-05-0-126.00

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:

The northerly 50 feet of the southerly 250 feet, of the easterly half of lot number 42 on a map of Midway as of record In Book 421, page 11, Register's Office for Davidson County, Tennessee.

Beginning at a point on 33rd Avenue North, 200 feet north of the northwest corner of 33rd Avenue North and Clare Avenue thence with the westerly margin of 33rd Avenue northerly 50 feet; thence westwardly parallel with the north line of Clare Avenue, 150 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet, to a stake then parallel with the northerly margin of Clare Avenue, easterly 150 feet, to the beginning.

Being the same property conveyed to C & D Rental Properties, LLC, from Ronnie Osborne by Warranty Deed dated 07/28/2015 and recorded 07/30/2015 in 20150730-0075311, 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. 20250731-0060375, 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: 933 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 30th day of July 2025

GRANTOR(S)

Music City Financial, LLC, a Tennessee 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, Matthew Johnson, 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 Radach & Johnson Homes, 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 July 2025.

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 7/30/25 (date of document).

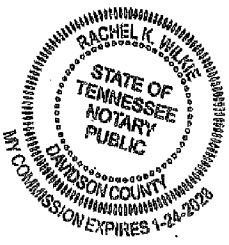
7/30/25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/30, 2025.

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal