Karen Johnson Davidson Cou
Batch # 1480758 DEEDWARR
10/05/2026 03:27:58 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20261005-0091638

WARRANTY DEED

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-RR-26-1241-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Padre Pio Properties, LLC	**SAME AS NEW OWNER**	
(NAME) **205 Logans Circle**	(NAME)	**105-03-0-262.00**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **WILLADEAN COWAN CARTER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PADRE PIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING PART OF LOT NO. 27 ON THE PLAN OF JOHN NELSON'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 2, PAGE 182 REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE SOUTH, SOUTH FORMERLY MARKET STREET, AT A POINT 95 FEET 3 INCHES NORTHERLY FROM THE SOUTHEAST CORNER OF LOT NO. 27; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, NORTH 33 1/2 FEET TO A POINT 6 FEET 3 INCHES SOUTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT NO. 27; THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 127 1/2 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE, WITH SAID ALLEY SOUTHERLY 33 1/2 FEET TO A POINT, OPPOSITE THE BEGINNING, AND THENCE EASTERLY 127 1/2 FEET, MORE OR LESS, TO THE BEGINNING.

Being the same property conveyed to Willadean Cowan Carter by Quitclaim Deed from Larry Cowan, Jr. of record in Instrument No. 20220826-0096358 Register's Office for Davidson County, Tennessee, dated August 25, 2022 and recorded on August 26, 2022.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years,
- All matters shown on the Plan of record in Plat Book 2, Page 182, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1241 2nd Ave S, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF SEPTEMBER, 2026.

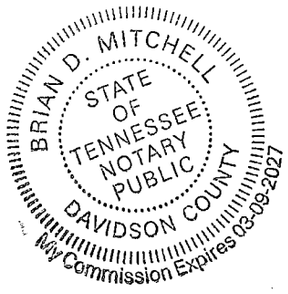
Willadean Cowan Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLADEAN COWAN CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2026.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212