Karen Johnson Davidson County
Batch# 1485407 DEEDWARR
10/16/2026 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20261016-0095301

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-RR-26-201

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)	(NAME)	
205 Logans Circle		**071-11-0-021.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **MELBA STATEN, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being a part of land of the School and Church Lot shown on the plan of the John Woodard Land, as of record in Book 161 page 127, Register's Office for Davidson, Tennessee and further described according to a survey by John Kohl, dated January 30, 1978 as follows: Said part of lot fronts 56 feet on the northerly margin of Gatewood Avenue and runs back between parallel lines, 206 feet to a deed line in the rear whereon it measures 56 feet.

Being the same property conveyed to James Staten and Melba Staten by Warranty Deed from Robert B. Beck and wife Martha Lu Beck of record in Instrument No. 20050531-0060708 Register's Office for Davidson County, Tennessee, dated May 20, 2005 and recorded on May 31, 2005 and Re-recorded on June 06, 2005 in Instrument No. 20050606-0064024. The said James Staten having died on July 30, 2017, leaving Melba Staten as the sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2027 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 127, 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: **201 Gatewood Ave, Nashville, Tennessee 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 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 16th DAY OF OCTOBER, 2026.

Melba Staten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELBA STATEN, 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 16th of October, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 10/16/26.

Date

Affiant Signature

10/16/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of October, 20 26.

Notary's Signature

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)