Karen Johnson Davidson County
Batch# 366170 DEEDQC
03/02/2020 03:16:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200302-0023338

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. Affiant Witness my hand this 13th day of February 2020. Notary public My commission Expires: 7/11/2021
MUSIC CITY ESTATE LAW 1650 MURFREESBORO ROAD SUITE 208 FRANKLIN, TN 37067 (615) 628-7775 JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires July 11, 2021	

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Padre Pio Properties, LLC 205 Logans Circle Franklin, TN 37067	Padre Pio Properties, LLC 205 Logans Circle Franklin, TN 37067	70-6-20.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Tsung Wen Chen and wife, Mildred Franco Chen, do hereby quitclaim, transfer and convey unto Padre Pio Properties, LLC, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on an unrecorded survey by Parrish-Ragan, Inc. dated May 21, 1970, and further described according to a survey by John Kohl, dated December 18, 1979, as follows:

Beginning at a point on the northwesterly margin of West Trinity Lane; thence along said margin of West Trinity Lane South 65 degrees 53 minutes West 82 feet to a point; thence North 35 degrees West 238.5 feet to a point; thence North 66 degrees East, 70 feet to a point; thence South 37 degrees 49 minutes East 240.5 feet to the point of beginning.

Being the same property conveyed to Tsung Wen Chen and wife, Mildred Franco Chen, from Ultra Home Solutions, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated June 21, 2018, and recorded on June 26, 2018, as Document No. 20180626-0061580, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1213 West Trinity Lane, Nashville, Tennessee 37218

Witness my hand this 13th day of February 2020.

Tsung Wen Chen, Grantor

Mildred Franco Chen, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Tsung Wen Chen and Mildred Franco Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of February 2020.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Justin Gilbert, Notary Public
My commission expires: July 11, 2021