Karen Johnson Davidson County
Batch# 366170 DEEDQC
03/02/2020 03:16:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200302-0023341

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE)
MUSIC CITY ESTATE LAW 1650 MURFREESBORO ROAD SUITE 208 FRANKLIN, TN 37067 (615) 628-7775	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

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	07210020500

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:

Being Lot No. 7 on the Map of Neldia Heights Subdivision, as of record in Book 2663, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 55 feet on the westerly side of Neldia Court and runs back 93.1 feet on the northerly line and 94 feet on the southerly line, to a dead line measuring 55 feet thereon.

Being the same property conveyed to Tsung Wen Chen and wife, Mildred Franco Chen, from Summerco Home Buyers, LLC, a Tennessee Limited Liability Corporation, by Warranty Deed dated June 22, 2018, and recorded on June 26, 2018, as Document No. 20180626-0061572, 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: 2614 Neldia Court, Nashville, Tennessee 37206

Witness my hand this 13th day of February 2020.

Tsung Wen Chen, Grantor

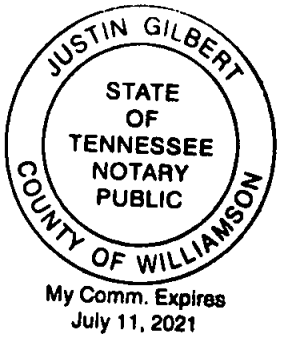
Mildred Franco Chen, Grantor

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, Notary Public
My commission expires: July 11, 2021