Karen Johnson Davidson County
Batch# 366170 DEEDQC
03/02/2020 03:16:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200302-0023347

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	16500011300

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 on Exhibit "A" attached hereto.

Being the same property conveyed to Tsung Wen Chen and wife Mildred Franco-Chen, from Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed dated August 27, 2019, and recorded on September 3, 2019, as Document No. 20190903-0088385, 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: 4153 Lavergne Couchville Pike, Antioch, Tennessee 37013

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

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING ON A LOUD NOISE IN THE CENTERLINE INTERSECTION OF LAVERGNE COUCHVILLE PIKE AND PIN HOOK ROAD, SAID LOUD NOISE BEING A METAL DETECTED
SIGNAL BELIEVED TO BE A RAILROAD SPIKE PAVED OVER, SAID NOISE BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO LILLIE LOVE REVOCABLE TRUST, (INSTRUMENT NO. 20161220-0133534) AND THE SOUTHEAST CORNER OF BURNETTE CHAPEL CHURCH OF CHRIST PROPERTY, (BOOK 3649, PAGE 491):

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE: NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 196.72 FEET TO A POINT AT

THE SOUTHWEST CORNER OF PARCEL 61, LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220 0133533);

THENCE, WITH LEAVING THE CENTERLINE WITH SOUTHERLY LINE OF SAID PARCEL61: SOUTH 62 DEGREES 51 MINUTES 30 SECONDS EAST, PASSING OVER AN IRON PIN SET AT 23.60 FEET, FOR A TOTAL DISTANCE OF 229.26 FEET TO AN IRON PIN SET IN THE WEST LINE OF PARCEL 59, SAID PARCEL CONVEYED TO LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133536);

THENCE, WITH WESTERLY LINE OF SAID PARCEL 59: SOUTH 15 DEGREES 07 MINUTES 59 SECONDS WEST A DISTANCE OF 120.00 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF PARCEL 60, SAID PARCEL CONVEYED TO MAY E. BENNETT, TRUSTEE (INSTRUMENT NO. 20140113-0003303);

THENCE, WITH NORTHERLY LINE OF SAID PARCEL 60: NORTH 82 DEGREES 25 MINUTES 11 SECONDS WEST, PASSING OVER A WOODEN FENCE POST CORNER AT 275.09 FEET, FOR A TOTAL DISTANCE OF 300.72 FEET TO A POINT IN THE CENTERLINE OF LAVERGNE COUCHVILLE PIKE:

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE: NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 23.28 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.98 ACRES, MORE OR LESS.