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

20200302-0023348

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	60-12-109

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 Mildred-Franco Chen, from Gloria E. Williamson, unmarried, by Warranty Deed dated September 18, 2013, and recorded on September 19, 2013, as Document No. 20130919-0098892, 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: 2900 Jones Avenue, Nashville, Tennessee 37207

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

Land in Davidson County, Tennessee, being part of Lot 13, on the Final Plan of Joywood Heights, Section 3, not of record, and part of Jones Avenue, abandoned, lying adjacent to immediately east of said part of Lot No. 13, described together according to a survey made by Ralph W.C. Lambert Surveyor, April 27, 1959, and further described according to a survey by John Kohl, Surveyor, dated November 23, 1973, as follows:

Beginning at an iron pin on the westerly margin of Jones Avenue as now located, at the northeast corner of the property conveyed to J. T. Murphree et al, by deed from Mrs. Bessie C. Lafferty et al, of record in Book 2879, Page 193, said Register's Office for said County, thence with said Murphree's northern boundary line north 60 deg. West 125 feet to an iron pin; being said Murphree's northwest corner; thence north 13 deg. 20' east 100 feet to an iron pin; thence south 50 deg. 65' east 138 feet to an iron pin on the westerly margin of said Avenue; thence with same around a curve having a radius of 325 feet southwardly 75 feet to the beginning.