Karen Johnson Davidson County
Batch# 366170 DEEDQC
03/02/2020 03:16:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200302-0023349

THIS INSTRUMENT PREPARED BY:

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

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

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	060-16-0-109

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 Mildred Franco-Chen, husband and wife, 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, husband and wife, from Carl Johnson, by Warranty Deed dated August 12, 2019, and recorded on August 13, 2019, as Document No. 20190813-0080597, 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: 2712 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

Property located in Davidson County, Tennessee, described as follows, to-wit: Being the southerly 61 feet front and 70.5 feet rear of Lot No. 27 on the Plan of Joywood Heights, Section 3, not of record described according to a survey made by W. W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning on the westerly margin of Jones Avenue 122 1/2 feet south of the northeast corner of the property conveyed to T.W. Street and wife, Beulah Mai Street by deed from Mark Buford as of recorded in Book 1540, page 609, Register's Office for Davidson County, Tennessee; thence westwardly 698 feet, more or less, to the easterly line of H. W. Keeple property; thence with Keeple's easterly line southwardly 70 1/2 feet to the southwest corner of Lot 27; thence with the south line of said Lot eastwardly 495.9 feet; thence continuing in the same direction 189.4 feet to the westerly margin of Jones Avenue; thence with the westerly margin of said Avenue northwardly 61 feet to the beginning.