Karen Johnson Davidson County
Batch# 366170 DEEDQC
03/02/2020 03:16:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200302-0023350

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00.
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	Affiant Subscribed and sworn to before me, this 13th day of February 2020. Notary public

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	081-08-0-00700

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 The Barton Trust, by Warranty Deed dated September 16, 2014, and recorded on October 9, 2014, as Document No. 20141009-0093577, 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: 834 Clay Street, Nashville, Tennessee 37208

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, at office, 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 the rear part of Lots No. 23 and 24 in J. C. Owen's Buena Vista Plan of Small Lots of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Said rear parts of said lots 23 and 24 hereby conveyed begins at the southeasterly corner of said Lot No. 24 and on the northerly margin of Clay Street where it intersects an alley and runs thence northerly with the westerly margin of said alley 96 feet, more or less, to the southerly margin of Mason's lot; thence with the southerly margin of said lot, westerly 30 feet, more or less, to a stake; thence southerly along a line parallel to the westerly margin of said alley, 95 feet, more or less, to the northerly margin of Clay Street; thence with the northerly margin of Clay Street, easterly 30 feet, more or less, to the beginning.