Karen Johnson Davidson County
Batch# 366170 DEEDQC
03/02/2020 03:16:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200302-0023351

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	060-16-0-127.00

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, who took title as Tsung When Chen, does hereby quitclaim, transfer and convey unto Padre Pio Properties, LLC, all of his 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 from David W. Manning, Jr. to Tsung Wen Chen, who took title as Tsung When Chen, by warranty deed dated May 8, 2015, and filed May 13, 2015, Register's Office for Davidson County, Tennessee, Document No. 20150513-0043741.

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: 2822 Jones Avenue, Nashville, Tennessee 37207

Witness my hand this 13th day of February 2020.

Tsung Wen Chen, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Tsung Wen Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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

Being Lot No. 20E on the unrecorded survey by Ralph W.C. Lambert dated February 22, 1959 of a subdivision of Lot No. 20 on the Plan of Joywood Heights, Section III and being triangular in shape, described according to a survey made by John Kohl Surveyor dated December 10, 1976, as follows:

Beginning at a point in the westerly margin of Jones Avenue at the corner of Lot No. 20 E and 20 D; thence with the line between said lots southwesterly 275 feet to a point; thence northeasterly 275 feet to the westerly margin of Jones Avenue; thence with the margin of same northwesterly, around a slight curve 70 feet to the point of beginning.