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

20200302-0023352

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	043-11-0-044.00

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 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 Andy Maloney, as Trustee for The 210 Myatt Drive Trust, by Warranty Deed dated July 1, 2015, and recorded on July 13, 2015, as Document No. 20150713-0067789, 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: 210 Myatt Drive, Madison, Tennessee 37115

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, Notary Public
My commission expires: July 11, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot. No. 25 on the unrecorded Map of the Resubdivision of Lots 1 and 13 of Anderson Estates, Section One, and described according to a survey made by Anderson & Gee, Surveyors, August 6, 1946, as follows:

Beginning at a point in the west margin of Myatt Drive, at the corner of Lots 24 and 25; thence with the line between said lots, westerly 136 feet to a corner of Lots 76 and 77; thence with the line between Lots 25 and 76, northerly 65 feet to a corner of Lots 75 and 76; thence with the line between Lots Nos. 25 and 26, easterly 136 feet to the west margin of Myatt Drive; thence with the margin of the same, southerly 65 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4354, page 183, said Register's Office, described as follows:

Beginning at a point in the present westerly right-of-way line of Myatt Drive at the southeast corner of the Inman Lands; thence westerly along the southerly line of the Inman Lands, 4 feet to the new proposed westerly right-of-way line of Myatt Drive; thence northerly along the new proposed right-of-way line of Myatt Drive, 65.2 feet to a point in the northerly property line of the Inman Lands; thence easterly along the northerly property line of the Inman Lands; 7 feet to Inman's northeast corner; the same being in the present westerly right-of-way line of Myatt Drive; thence southerly along the present right-of-way line of Myatt Drive, 65 feet to the point of beginning and containing 325 square feet.