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

20200302-0023353

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 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	07108028500

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, 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, from Martha Cone Beck, Administrix C.T.A. of the Estate of Kirby L. Russell, by Warranty Deed dated April 23, 2013, and recorded on April 25, 2013, as Document No. 20130425-0040962, 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: 424 E. Trinity Lane, Nashville, Tennessee 37207

Witness my hand this 13th day of February 2020.

Tsung Wen Chen, Grantor

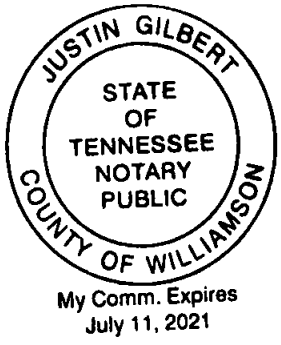
Mildred-Franco Chen, Grantor

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, Notary Public
My commission expires: July 11, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

BEING LOT NO. 95 ON THE PLAN OF JOYWOOD, AS OF RECORD IN BOOK 974, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 95 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF TRINITY LANE AND RUNS BACK BETWEEN LINES, 176.95 FEET ON THE EASTERLY LINE AND 176.80 FEET ON THE WESTERLY LINE TO A DEAD LINE, AND MEASURES 50 FEET THEREON.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED IS THE FOLLOWING:

BEING PART OF LOT NO. 95 ON THE PLAN OF JOYWOOD AS OF RECORD IN BOOK 974, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT, BEING THE NORTHEASTERN CORNER OF PROPERTY BELONGING TO KIRBY LEROY RUSSEL, ET UX, SAID POINT BEING COMMON TO PARCEL 286 ON MAP 71-8, AS RECORDED IN BOOK 3177, PAGE 162, OF THE R.O.D.C., TENNESSEE; THENCE WESTERLY ALONG THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF EAST TRINITY LANE, BEARING N 84° 01' 26" W, 50 FEET, MORE OR LESS, TO A POINT ON THE COMMON PROPERTY LINE OF PARCELS 285 AND 284 ON MAP 71-8; THENCE ALONG SAID PROPERTY LINE, BEARING S 3° 26' 34" W, 5 FEET, MORE OR LESS, TO A POINT; THENCE IN A STRAIGHT LINE, BEARING S 84° 01' 26" E, 50 FEET, MORE OR LESS, TO A POINT ON THE COMMON PROPERTY LINE OF PARCELS 285 AND 286 ON MAP 71-8; THENCE ALONG SAID PROPERTY LINE, BEARING N 3° 26' 34" E, 5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING THEREIN AN AREA OF 250 FEET, MORE OR LESS. Said property having been conveyed to The Metropolitan Government of Davidson County by Final order of record in Book 11416, page 613.