avidson County
Batch# 366170 DEEDQC
03/02/2020 03:16:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200302-0023358

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	71-11-128.00

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 wife, Mildred Franco-Chen, 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 as follows:

Land in Davidson County, Tennessee, being the Easterly 70 feet of the northerly one-half of Lot No. 67 on the map of Trinity Heights, as of record in Book 161, Page 38, Register's Office for said County.

Said part of Lot No. 67 fronts 70 feet on the southerly side of Marshall Avenue and runs back between parallel lines, 75 feet to a dead line.

Being the same property conveyed to Tsung Wen Chen and wife, Mildred Franco-Chen, from Elizabeth Wilk Swift, a widow, by Warranty Deed dated February 21, 2014, and recorded on

February 24, 2014, as Document No. 20140224-0015502, 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: 300 Marshall Street, 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