Davidson County
Batch# 366170 DEEDQC
03/02/2020 03:16:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200302-0023360

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	119-02-0-152.00

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, 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 as follows:

Being Lot No. 24 on the Plan of Glenrose Subdivision, of record in Book 1424, page 142, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot No. 24 fronts 68 feet on the southerly side of Rose Street and runs back 166.3 feet on the westerly line and 172.8 feet on the easterly line to a dead line, measuring 115 feet thereon.

Being the same property conveyed to Tsung Wen Chen and Mildred-Franco Chen, from First Jordan, FLP, as Trustee of the 93 Rose Street Trust, by Warranty Deed dated June 27, 2013, and

recorded on July 1, 2013, as Document No. 20130701-0067705, 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: 93 Rose Street, Nashville, Tennessee 37210

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