Karen Johnson Davidson County
Batch# 366170 DEEDQC
03/02/2020 03:16:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200302-0023362

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br>The actual consideration for this transfer is $10.00.<br>Affiant<br>Witness my hand this 13th day of February 2020.<br>Notary public<br>My commission Expires: 7/11/2021 |
|---|---|
| MUSIC CITY ESTATE LAW<br>1650 MURFREESBORO ROAD<br>SUITE 208<br>FRANKLIN, TN 37067<br>(615) 628-7775<br><br>JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON<br>My Comm. Expires July 11, 2021 | |

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel #: |
|---|---|---|
| Padre Pio Properties, LLC<br>205 Logans Circle<br>Franklin, TN 37067 | Padre Pio Properties, LLC<br>205 Logans Circle<br>Franklin, TN 37067 | 105-11-056.00 |

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 as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Rains Heights of record in Plat Book 2663, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tsung Wen Chen and Mildred Franco-Chen, husband and wife, from Magi Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated April 16, 2014, and recorded on April 17, 2014, as Document No. 20140417-0032186, 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: 425 Moore Avenue, Nashville, Tennessee 37203

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