Karen Johnson Davidson County
Batch# 366170 DEEDQC
03/02/2020 03:16:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200302-0023371

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 Subscribed and sworn to before me, 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	119-12-0-045.00

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:

Being Lot No. 36 on the plan of Battlewood, Section One, of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of Cameo Drive, at the corner of Lots 36 and 38; thence with the line between said lots easterly 139 feet to a corner of Lot 37; thence with the line between Lots 36 and 37 northeasterly 151.49 feet to a point; thence northerly 28 feet to a corner of Lots 35 and 36; thence with the line between said lots westerly 250.1 feet to the east margin of Cameo Drive; thence with the margin of the same, southerly 101.06 feet to the beginning.

Being the same property conveyed to Tsung Wen Chen and wife Mildred Franco-Chen, from Cinthya C. Ortiz as Trustee for South Nashville Renovation Trust No. 738CMO, by Warranty Deed dated October 5, 2012, and recorded on October 9, 2012, as Document No. 20121009-0092441, 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: 738 Cameo Drive, Nashville, Tennessee 37217

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, at office, this 13th day of February.

[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