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

20200302-0023373

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br>The actual consideration for this transfer is $10.00. |
|---|---|
| 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 | Affiant<br>Subscribed and sworn to before me, this 13th day of February 2020.<br>Notary public<br>My commission Expires: 7/11/2021 |

# 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 | 94-5-100 |

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, 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. 50 on the plan of SHELBY HEIGHTS, SECTION 1 REVISED, as shown by plat of record in Plat Book 2330, Page 171, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tsung Wen Chen and Mildred Franco-Chen, from FS Real Estate Services, LLC, by Warranty Deed dated January 30, 2013, and recorded on January 31, 2013, as Document No. 20130131-0010203, 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: 921 South 14th Street, Tennessee 37206

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 day, February 13, 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