Karen Johnson Davidson County
Batch# 366170 DEEDQC
03/02/2020 03:16:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200302-0023377

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	080-08-0-361.00

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:

All that certain parcel of land in Davidson County, state of Tennessee, as more fully described in Instrument Number 20020701-0078784 ID Number 80-08-361, being known and designated as Lot Number 57, Plan of Bordeaux Hills Addition, filed in Book 4460, at Page 9 and recorded on April 22, 1971.

Being the same property conveyed to Tsung Wen Chen and Mildred-Franco Chen, husband and wife, from Paul Chen, by Quitclaim Deed dated September 12, 2014, and recorded on September 16, 2014, as Document No. 20140916-0084902, 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: 3243 Leawood Drive, Nashville, Tennessee 37218

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