Karen Johnson Davidson County
Batch# 932351 DEEDQC
10/21/2022 08:47:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221021-0114657

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED MAIL TO :

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 05/20/2025

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00.

Affiant

Witness my hand this 18th day of October 2022.

Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Tsung Wen Chen 915 15th Ave S, Unit A Nashville, TN 37212	Tsung Wen Chen 915 15th Ave S, Unit A Nashville, TN 37212	105-01-0-021.00

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, Padre Pio Properties, LLC, a Tennessee limited liability company, does hereby quitclaim, transfer and convey unto Tsung Wen Chen, also known as Paul T. Chen, all of its right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described below:

Being Lot No. 56 on the map of B. F. Shields Heirs Tract, of record in Plat Book 57, page 31, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot No. 56 fronts 50.25 feet on the westerly side of 15th Avenue South and runs back between parallel lines 140.6 feet to any alley.

Being the same property conveyed to Padre Pio Properties, LLC, a Tennessee limited liability company, from Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed

dated September 28, 2021, and recorded on October 12, 2021, as Instrument No. 20211012-0136710, Register's 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: 915 15th Ave S, Nashville, TN 37212.

Witness my hand this 18th day of October 2022.

PADRE PIO PROPERTIES, LLC

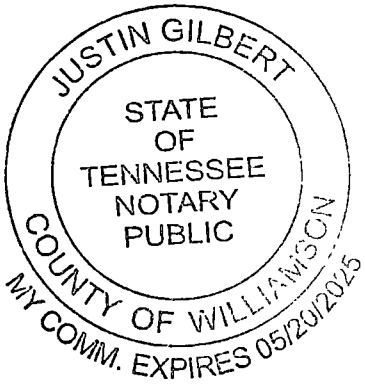
BY: _____
Tsung Wen Chen, Manager

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Tsung Wen Chen, as Manager of Padre Pio Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of October 2022.

[Seal]



_____
Justin Gilbert, Notary Public
My commission expires: 05/20/2025