Karen Johnson Davidson County
Batch# 1290605 DEEDQC
06/26/2025 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250626-0050557

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of JUNE 2025 NOTARY PUBLIC My commission expires: 7/14/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

THIS INSTRUMENT PREPARED BY:
Padre Pio Properties, LLC, 205 Logans Circle, Franklin, TN 370697

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Padre Pio Properties, LLC 205 Logans Circle Franklin, TN 37067	Same as Address of New Owner	105-01-0-021.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **TSUNG WEN CHEN, ALSO KNOWN AS PAUL T. CHEN,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **PADRE PIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

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 Tsung Wen Chen, also known as Paul T. Chen by Quitclaim Deed from Padre Pio Properties, LLC, a Tennessee limited liability company, dated October 18, 2022, recorded October 21, 2022 in Instrument No. 20221021-0114657, Register's Office for Davidson County, Tennessee.

This improved property is also commonly known as 915 15th Ave S, Unit A, Nashville, TN 37212.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS MY HAND, this 26TH day of JUNE, 2025.

Grantor

Tsung Wen Chen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, JAMESON B BALDWIN, **Tsung Wen Chen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 26TH day of JUNE, 2025.

Notary Public

JAMESON B BALDWIN

Printed Notary Name

My commission expires: 9/19/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 26, 25 (date of document).

June 26, 25

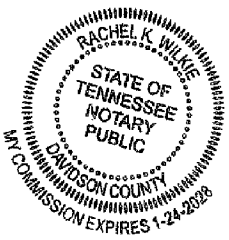
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 26, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal