BILL GARRETT, Davidson County
Trans:T20170041663 DEEDQC
Recvd: 05/16/17 14:20 6 pgs
Fees:32.00 Taxes:0.00
20170516-0048572

This instrument was prepared by and to be
Returned to:
Stephen C. Small, Attorney at Law
4525 Harding Road
Suite # 224
Nashville, TN 37205

TAX MAP:
Part of Map 93-62
Parcel 47

QUITCLAIM DEED

(109-111 Second Avenue North)

ADDRESS NEW OWNER:
TO:

105 Second Avenue Partnership 2
5039 Hill Place Drive
Nashville, TN 37205

SEND TAX BILLS

105 Second Avenue Partnership 2
5039 Hill Place Drive
Nashville, TN 37205

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Leon May, Trustee of the Trust Under the Will of Mortimer May for the benefit of Leon May, does hereby quitclaim and convey unto 105 Second Avenue Partnership 2, a Tennessee general partnership, its successors and assigns, all of his right, title and interest in and to that certain improved parcel of real property, as follows:

Land in Davidson County, Tennessee, described as follows:

ONE Lot being the southerly one half of the northerly one half of Lot No.2 on the Plan of Richard Cross' Subdivision of Lots. 29 and 30 (being part of Lot. 30) in the original plan of Nashville, said plan of subdivision is of record in Will Book 9, page 75, County Court for said County, being known as No. 109 Second Avenue, North.

BEGINNING on the westerly margin of 2nd Avenue North, as widened, 85 feet northwardly from the northern margin of Broad Street; thence with the westerly margin of 2nd Avenue North, northwardly 20 feet; thence

westwardly 85 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 20 feet; thence eastwardly 85 feet, more or less, to the beginning.

THE Second Lot being known as No.111 Second Avenue North, in the City of Nashville, and being part of Lot No. 30 on the unrecorded plan of the City of Nashville and being known as the northerly one-fourth of Lot No. 2 on the Plan of Richard Cross' Subdivision of parts of Lots. 29 and 30 on said original Town plan of Nashville as shown in Minute Book 9, page 75, in the office of the County Court Clerk of said County, described as follows:

SAID part of said lot fronts 20 feet on the west side of Second Avenue North and runs back between parallel lines 100 feet to an alley and begins at a point 105 feet north of Broad Street. Second Avenue North was widened in 1937 as shown in Book 4, page 428, of the Minutes of the City Clerk's Office, and 15 feet was taken off the front of the lots in question for the widening of Second Avenue, and any land within the bounds of Second Avenue North is hereby excluded.

BEING the same property conveyed to Leon May, Trustee, from Jacob May by Quitclaim Deed, of record in Book 6053, Page 659, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous Deed of record.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may effect said property

IN WITNESS WEREOF, the undersigned Leon May, Trustee, has executed this Quitclaim Deed, this ___ day of May, 2017.

Leon May

Leon May, Trustee

State of Tennessee)
County of Cheatham

Subscribed, sworn and acknowledged before me Cheryl Martin, a notary public, personally appeared Leon May, Trustee of the Trust Under the Will of Mortimer May for the benefit of Leon May, who acknowledged himself to be the within named grantor, and to me personally known or proved to me on the basis of satisfactory evidence to be the one executing the foregoing document for the purposes therein contained and that the same act was his free act and deed.

Witness my hand and seal of office, this 15th day of May, 2017.

Notary Public

My commission expires: 11-5-2018

CHERYL W MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)

COUNTY OF Cheatham

The actual consideration for this transfer is $ NONE

Affiant

SUBSCRIBED AND SWORN to before me this 15th day of May, 2017.

Notary Public

My Commission Expires: 11-5-2018

CHERYL W MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Jacob May conveyed the subject Property to Leon May, Trustee of the Trust Under the Will of Mortimer May on *May 9, 1983.* Under the power vested in him pursuant to the Will of Mortimer May----by that certain Designation of Additional Trustees and Successor Trustees Under the Last Will and Testament of Mortimer May, dated *December 12, 1995* (of record in Book 9896, page 73 Register of Deeds Office for Davidson County, Tennessee) Leon May Trustee appointed son Jacob May; son Frank May; Daughter Melanie May Hirt; Daughter Deborah May Wolfman; and Wife Mimsye May as Additional and Successors Trustees of the Trust Under the Will of Mortimer May (Mimsye May died June 25, 2014). The undersigned Jacob May; Frank May; Melanie May Hirt and Deborah May Wolfman join in the foregoing deed as such Additional and Successors Trustees of the Trust Under the Will of Mortimer May:

Jacob May

Frank May

Melanie May Hirt

Deborah May Wolfman

STATE OF TENNESSEE)
)
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob May, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the foregoing instrument of his own free will and for the purposes and considerations therein expressed.

Sworn to and subscribed before me this 15th day of April, 2017.

Notary Public

My Commission Expires:
11-5-2018

CHERYL W MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson **)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank May, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the foregoing instrument of his own free will and for the purposes and considerations therein expressed.

Sworn to and subscribed before me this 10th day of May, 2017.

Notary Public

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

My Commission Expires: 11/5/18

STATE OF TENNESSEE)
)
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie May Hirt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the foregoing instrument of her own free will and for the purposes and considerations therein expressed.

Sworn to and subscribed before me this 15th day of May, 2017.

Notary Public

My Commission Expires:
11-5-2018

CHERYL W MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF MASSACHUSETTS)

COUNTY OF Norfolk)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah May Wolfman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the foregoing instrument of her own free will and for the purposes and considerations therein expressed.

Sworn to and subscribed before me this 8th day of May, 2017.

Felicia S. Hoffman

Notary Public

FELICIA S. HOFFMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 15, 2022

My Commission Expires:

July 15, 2022