THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 290152 DEEDQC
09/24/2019 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190924-0096860

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
James M. May and Vivien H. May 3729 Woodmont Boulevard Nashville, TN 37215	Same as Owners	116-08-0V-001.00-CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **James M. May and Vivien H. May, Co-Trustees for the May Family Revocable Living Trust u/a/d January 3, 2018**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **James M. May and Vivien H. May, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of the Final Plat of Bell Estates Revision 1, and of record in Instrument No. 20140708-0060023, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James M. Man and Vivien H. May, husband and wife, by Warranty Deed from Vintage South, LLC, a Tennessee Limited Liability Company, of record on February 16, 2018, at Instrument No. 20180216-0015388, Davidson County Register of Deeds. Further being the same property conveyed to James M. May and Vivien H. May, Co-Trustees for the May Family Revocable Living Trust u/a/d January 3, 2018, by Quitclaim Deed from James M. May and Vivien H. May, husband and wife, of record on March 7, 2018, at Instrument No. 20180307-0021362, Davidson County Register of Deeds.

This is property commonly known as 3729 Woodmont Boulevard, Nashville, TN 37215.

Witness the hand of the Grantor's authorized representative, this 16th day of September, 2019:

James M. May, Co-Trustee for the May Family Revocable Living Trust u/a/d January 3, 2018

Vivien H. May, Co-Trustee for the May Family Revocable Living Trust u/a/d January 3, 2018

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. May**, the bargainor, 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.

** and Vivien H. May

Witness my hand and official seal, this the 16th day of September, 2019:

NOTARY PUBLIC

My Commission Expires: 2/19/20

H.G. HUFF STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission Expires Feb 19, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vivien H. May**, the bargainor, 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 official seal, this the 16th day of September, 2019:

NOTARY PUBLIC

My Commission Expires: 2/19/20

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00.**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF **September, 2019:**

Notary Public

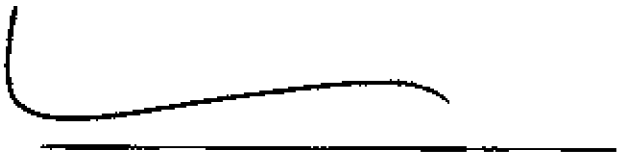
My commission expires: 2/19/20

H.G. HUFF STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission Expires Feb. 19, 2020

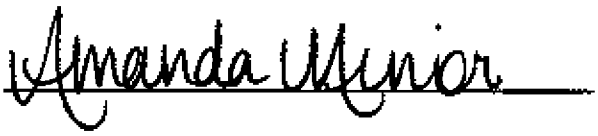
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

