Karen Johnson Davidson County
Batch# 343234 DEEDQC
01/15/2020 09:40:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200115-0005317

This instrument was prepared by:
Stephen C. Small, Esq.
4525 Harding Road
Suite # 224
Nashville, TN 37205

QUITCLAIM DEED

ADDRESS NEW OWNER AND SEND TAX BILL TO:

Diane May
228 Ensworth Place
Nashville, TN 37205

TAX MAP: Map 104-05-0
Parcel: 351.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE

Diane C May
Affiant

LESLIE BROWN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/6/22

SUBSCRIBED AND SWORN to before me this 14 day of January, 2020.

Leslie Brown Smith
Notary Public

My Commission Expires: 9/6/2022

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, Frank Charles May, a married man, does hereby quitclaim and convey unto Diane May, his wife, her 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, being Lot No. 266 on the Plan of Richland Realty Company's Second Subdivision Division "B" of record in Plat Book 332, Page 92, in the Register's Office for Davidson County, Tennessee ("R.O.D.C.") to which Plat reference is hereby made for a more

complete description of the property. Said Lot No. 266 fronts 95 feet on the northerly side of Central Avenue and extends back between parallel lines with the easterly margin of Greenway Street 200 feet to an alley.

BEING the same property conveyed by Warranty Deed to Frank Charles May and Diane May, husband and wife, from Charles Martin Flood, Jr. and Elizabeth Edelbrock Flood, husband and wife, dated April 5, 2017, of record as instrument number 20170508-0045432, R.O.D.C.

Said property is conveyed *subject to* such limitations, restrictions, and encumbrances as may affect said property

This is improved property known as 3512 Central Avenue, Nashville, Tennessee 37205

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be duly executed, this 10 day of January, 2020.

Frank Charles May

Frank Charles May

State of Tennessee)

County of Davidson)

Sworn, subscribed, and acknowledged before me Leslie Brown Smith, a notary public, personally appeared Frank Charles May who acknowledged himself to be a 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 10 day of January, 2020.

Leslie Brown Smith

Notary Public

My commission expires: 9/6/22

LESLIE BROWN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires