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

Karen Johnson Davidson County
Batch# 515648 DEEDQC
11/13/2020 08:15:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201113-0133803

QUITCLAIM DEED

ADDRESS NEW OWNER AND SEND TAX BILL TO:

Frank C. May
4544 Harding Pike Ste 210
Nashville, TN 37205

MAP/Parcel:
089-00-0/070.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE

Frank C. May
Affiant

SUBSCRIBED AND SWORN to before me this 9 day of November, 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, 4068 Old Hickory Boulevard, LLC, a Tennessee limited liability company, does hereby quitclaim and convey unto Frank C. May, his successors and assigns, all of its right, title and interest in and to that certain improved parcel of real property, as follows:

BEING SITUATED ON THE NORTH EAST SIDE OF OLD HICKORY BOULEVARD, BEING SHOWN ON TAX MAP 089 AS A PORTION OF PARCEL 034.00, OWNED BY FANNIE C. BUCHANAN OF RECORD IN DEED BOOK

00001467, PAGE 0000521, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.,TN), SHOWN AS SUCH ON A BOUNDARY SURVEY BY WISER COMPANY, LLC, DRAWING REFERENCE #03-01-603, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FENCE POST AT THE NORTH EAST CORNER OF THE AFOREMENTIONED PARCEL 034.00 AND THE SOUTHWEST CORNER OF THE ELLER AND OLSON STONE CO., INC. PROPERTY; THENCE SOUTH 10 DEG. 16'30" EAST, 1788.26' TO A FENCE POST THIS BEING THE TRUE POINT OF BEGINNING AND THE NORTH EAST CORNER OF HEREIN DESCRIBED PROPERTY; THENCE WITH A FENCE LINE AND THE REMAINING PORTION OF SAID BUCHANAN PROPERTY FOR THE NEXT FOUR (4) CALLS, SOUTH 07 DEG. 47'19", 329.59' TO A 8' HACKBERRY TREE; THENCE SOUTH 26 DEG. 55'47" EAST, 12.64' TO A FENCE POST, SAID FENCE POST SITTING EAST OF A STOCK POND; THENCE SOUTH 30 DEG. 45'32" WEST, 53.05' TO A 24" HACKBERRY TREE, SAID HACKBERRY BEING JUST SOUTHEAST OF SAID STOCK POND; THENCE SOUTH 01 DEG. 48'24" EAST, 469.49' TO AN IRON PIN SET, SAID PIN BEING IN THE NORTH MARGIN OF OLD HICKORY BOULEVARD; THENCE ALONG THE NORTH MARGIN OF OLD HICKORY BOULEVARD, NORTH 85 DEG. 47'36" WEST 555.09' TO AN IRON PIN SET; THENCE LEAVING SAID ROAD, WITH A FENCE LINE AND SAID REMAINING BUCHANAN PROPERTY, NORTH 08 DEG. 00'07" EAST 216.59' TO A FENCE POST. THENCE NORTH 84 DEG. 24'29" WEST, 160.49" TO A FENCE POST; THENCE NORTH 21 DEG. 39' 25" EAST 201.55' TO A FENCE POST; THENCE NORTH 36 DEG. 27'26" WEST, 71.18' TO A FENCE POST; THENCE 53 DEG. 35'04" EAST, 84.13' TO A FENCE POST; THENCE NORTH 30 DEG. 56'37" WEST, 136.83' TO A FENCE POST IN AN INTERSECTING FENCE; THENCE WITH A FENCE LINE NORTH 65 DEG. 34'10" EAST, 626.48' TO THE POINT OF BEGINNING AND CONTAINING 467.407.6 SQUARE FEET OF 10.73 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO 4068 Old Hickory Boulevard, LLC, a Tennessee limited liability company, by Warranty Deed from the Estate of Richard N. Coolidge, dated

July 28, 2016, of record as Instrument # 20160802-0079440, R.O.D.C, TN

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

This is improved property known as 4068 Old Hickory Boulevard, Nashville, Tennessee 37218.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be duly executed, this 9 day of November, 2020.

4068 Old Hickory Boulevard, LLC,
a Tennessee limited liability company

BY: Frank C. May
Frank C. May, its sole member

State of Tennessee)

County of Davidson)

Sworn, subscribed, and acknowledged before me Leslie Brown Smith, a notary public, personally appeared Frank C. May who acknowledged himself to be the sole member of 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 on behalf of 4068 Old Hickory Boulevard, LLC, for the purposes therein contained and that the same act was its free act and deed.

Witness my hand and seal of office, this 9 day of November, 2020.

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

Leslie Brown Smith
Notary Public

My commission expires 9/6/2022