Karen Johnson Davidson County
Batch# 632719 DEEDQC
05/10/2021 02:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210510-0062720

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 31, 2021.

Notary Public

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

New Owner Address:
Charles Winston Howard May and
Julie Anna May, Co-Trustees
2312 Woodmont Blvd
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number
082 09 0 277.00

QUITCLAIM DEED

Charles May and Julie May (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Charles Winston Howard May and Julie Anna May, Co-Trustees of The May Family Trust, dated February 8, 2021** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

832540.1/020200817

WITNESS my hand on this day, March 31, 2021.

Charles May

Julie May

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles May** and **Julie May** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, MARCH 31, 2021.

Notary Public

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

832540.1/0202008 17

EXHIBIT A

Tract No. 1: A certain lot or parcel of land in Davidson County, Tennessee, and being more fully described as follows, to wit: The southerly 45 feet of Lot No. 93 of the D.T., McGavock's First Addition to Nashville, as of record in Book 10, page 606, Register's Office for said County, fronting 45 feet on the easterly side of High Street and extending back easterly between parallel lines, and with the northerly line of lot No. 92, 170.9 feet to an alley.

Tract No. 2: Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 92 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, page 606, Register's Office for said County. Said part of Lot No. 92 fronts 40 feet on the easterly side of Sixth Avenue North, formerly High Street, and runds back between parallel lines 170.9 feet, more or less, to an alley.

Being the same property conveyed to Charles May and Julie May from Dean Dixon and Joanie Dixon by warranty deed of record in Instrument No. 20130321-0027876, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 1212 6th Avenue N., Nashville, TN 37208.

True Copy Certification

I, Jeremy H. Cherry, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Jeremy H. Cherry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires: 7/9/2022

832540.1/020200817

CERTIFICATE OF AUTHENTICITY

I, the undersigned, 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.

Jeremy H. Cherry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, Jeremy H. Cherry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public, State of Tennessee

My Commission Expires: 7/9/2022