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

Karen Johnson Davidson County
Batch# 950323 DEEDQC
12/12/2022 11:17:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20221212-0128790

QUITCLAIM DEED

ADDRESS NEW OWNER AND SEND TAX BILL TO:

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

MAP/Parcel:
043-09-0-004.00

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 7 day of December, 2022.

Notary Public

My Commission Expires: 9/7/2026

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

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, MADISON BOWL, 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:

See attached Exhibit "A," which is incorporated herein by this reference.

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

This is improved property known as 517 Gallatin Pike North, Nashville, Tennessee 37115.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be duly executed, this 7 day of December, 2022.

MADISON BOWL, 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 MADISON BOWL, 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 7 day of December, 2022.

Leslie Brown Smith
Notary Public

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

My commission expires: 9/7/2026

EXHIBIT "A"

517 Gallatin Pike N
Madison TN 37115

Map-Parcel Numbers: 043-09-0-004.00

Legal Description

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Division of the Gee Lands, as of record in Book 332, page 74, Register's Office for said County, being Lots No. 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of Block "A", Lots Nos. 5, 6, 7, 8 and 9 of Block "B" and that part of a 50-foot unnamed street, lying between Lots Nos. 10 to 14, inclusive of Block "A" and Lots 5 to 9, inclusive of Block "B" on the unrecorded subdivision of said Lot No. 2 of the Gee Lands, described according to a survey made by Z.J. Wilkinson, December 7, 1959, as follows:

Beginning on the westerly margin of Gallatin Pike at a point 222.4 feet north of the northerly margin of Williams Avenue; thence with the westerly margin of said Pike, North 2 degrees East 250 feet; thence North 80 degrees West 581.5 feet; thence South 17 degrees 55' West 250 feet; thence South 80 degrees East 650.8 feet to the beginning.

Being the same property conveyed to MADISON BOWL, LLC, a Tennessee limited liability company, by Special Warranty Deed from CBC LIMITED, a Tennessee limited partnership, of record in the Register's Office for Davidson County, Tennessee, as Instrument number 20171109-0115535.