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

Karen Johnson Davidson County
Batch# 1051482 DEEDQC
09/19/2023 10:21:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073410

QUITCLAIM DEED

ADDRESS NEW OWNER AND SEND TAX BILL TO:

Frank Charles May
4515 Harding Pike
Suite # 103
Nashville, TN 37205

MAP/Parcel:
093-06-4-058.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE

Frank Charles May
Affiant

LESLIE BROWN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/7/2026

SUBSCRIBED AND SWORN to before me this 27 day of July, 2023

Leslie Brown Smith
Notary Public

My Commission Expires: 9/7/2026

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, 114 SECOND AVENUE SOUTH, LLC, a Tennessee limited liability company, does hereby quitclaim and convey unto Frank Charles 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 114 Second Avenue South, Nashville, Tennessee 37201.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be duly executed, this 27 day of July, 2023.

114 Second Avenue South, LLC,
a Tennessee limited liability company

BY: Frank Charles May
Frank Charles May, its sole member

State of Tennessee)

County of Davidson)

LESLIE BROWN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9.7.2026

Sworn, subscribed, and acknowledged before me Leslie Brown Smith, a notary public, personally appeared Frank Charles 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 114 Second Avenue South, 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 27 day of July, 2023.

Leslie Brown Smith
Notary Public

My commission expires: 9/7/2026

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Upper Ferry Property, as of record in Book R, Register's Office for Davidson County, Tennessee ("R.O.D.C.")

Beginning on the easterly margin of Second Avenue South, formerly Market Street, at the northwest corner of Lot owned by the estate of William Litterer, deceased; and running thence with the north line of Litterer lot, eastwardly 100 feet, more or less, to the westerly margin of an alley, northwardly 50 feet to the southerly margin of another alley; thence with the southerly margin of the last mentioned alley, westerly 100 feet to the easterly margin of said avenue; thence with the easterly margin of said avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to 114 SECOND AVENUE SOUTH, LLC, a Tennessee limited liability company, by Special Warranty Deed, effective May 30, 2023, by T & B, LLC, a Tennessee limited liability company, and TVKD, LLC, a Tennessee limited liability company, of record as Instrument number 20230609-0043990, R.O.D.C.