Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
517 Gallatin Pike, LLC **4535 Harding Pike** **Suite 309** **Nashville, Tennessee 37205**	**Map/Parcel Numbers** **043-09-0-004.00**	**517 Gallatin Pike, LLC** **4535 Harding Pike** **Suite 309** **Nashville, Tennessee 37205**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Frank Charles May,** in his individual capacity (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **517 Gallatin Pike, LLC,** a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1421088
05/15/2026 10:44:14 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260515-0043875

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 31st day of December, 2025.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brett Carter or Carter Shelton Jones, PLC perform a title examination; and that neither Brett Carter nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 31st day of December, 2025.

Frank Charles May

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank Charles May,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 31st day of December, 2025.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

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.

Being the same property conveyed from Madison Bowl, LLC, a Tennessee limited liability company, to Frank Charles May, in his individual capacity, by Quitclaim Deed, of record in Instrument Number 20221212-0128790, in the Register's Office of Davidson County, Tennessee, dated December 7, 2022 and recorded December 12, 2022.