Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
123 2nd Avenue Building, LLC **4535 Harding Pike** **Suite 309** **Nashville, Tennessee 37205**	**Map/Parcel Numbers** **093-06-.2-053.00**	**123 2nd Avenue Building, 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 **123 2nd Avenue Building, 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 123 2nd Avenue North, Nashville, Tennessee 37201.

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

20260515-0043876

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: 9/20/2027

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

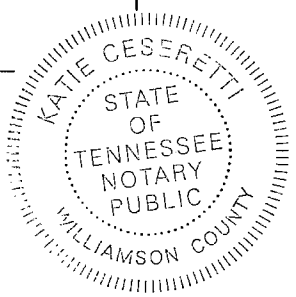


EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being part of Lot No. 30 on the Original Plan of Nashville, not of record, and described according to a copy of a survey thereof made November 25, 1946, by E. R. Southgate & Son, Surveyors, as follows:

BEGINNING at a point on the westerly margin of Second Avenue, North, as now located, 235 feet 9 inches northwest of the northerly margin of Broad Street; thence northerly along the westerly margin of said Avenue, 18 feet thence westerly 84 feet 3 inches to the easterly margin of an alley; thence southerly along the easterly margin of an alley, 18 feet to the center of a joint party wall; thence easterly along the center of said wall, 84 feet 3 inches to the point of beginning.

BEING the same property conveyed to Jacob May and Frank Charles May by deed from Joel Berlin and wife, Kathy S. Berlin, of record in Book 5340, page 348, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Jacob May and Frank Charles May to Charles M. Robin, as trustee, and thereafter being transferred from Charles M. Robin to Frank Charles May, by and in the same Quitclaim Deed, of record in in Book 6159, pages 16-17, in the Register's Office of Davidson County, Tennessee, dated October 18, 1983.