Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
114 2nd Avenue, LLC **4535 Harding Pike** **Suite 309** **Nashville, Tennessee 37205**	**Map/Parcel Numbers** **093-06-4-058.00**	**114 2nd Avenue, 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 **114 2nd Avenue, 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 114 2nd Avenue South, Nashville, Tennessee 37201.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1421088 DEEDQC
05/15/2026 10:44:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260515-0043877

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 May

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 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.

Being the same property conveyed from 114 Second Avenue South, LLC, a Tennessee limited liability company, to Frank Charles May, in his individual capacity, by Quitclaim Deed, of record in Instrument Number 20230919-0073410, in the Register's Office of Davidson County, Tennessee, dated July 27, 2023 and recorded September 19, 2023.