QUITCLAIM DEED

STATE OF Florida, COUNTY OF Miami-Dade

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00

Affiant

Subscribed and sworn to me on September 9th, 2025

NOTARY PUBLIC

My Commission Expires Oct. 17, 2026

JOSE JAIMES
Notary Public, State of Florida
Commission# HH 323046
My comm expires Oct 17, 2026

This deed was prepared based solely upon [illegible] Grantor, and [illegible]arch.

Karen Johnson
Batch # 1326223
09/24/2025 09 59 56 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250924-0076143

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Rosana Buscariollo 2310 Elliott Ave., Unit 501 Nashville, TN 37204	Same as New Owner	105 14 0C 029 00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Daniel Buscariollo, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Rosana Buscariollo, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO 501 ON THE PLAN OF THE PART AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ , AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS,CONDITIONS AND RESTRICTIONS OF THE PARK AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO 20070604-0065994, AND FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, OF RECORD IN INSTRUMENT NO 210070614- 0071575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS.

Being the same property conveyed to Daniel Buscariollo and Rosana Buscariollo, as to undivided 100 percent interest, by Quitclaim Deed from Daniel Buscariollo and Rosana Buscariollo, as to undivided 90 percent interest, and Daniela Buscariollo, as to an undivided 10 percent interest, dated February 23rd, 2011, recorded on March 4th, 2011, of record in Instrument No 20110304-0017660, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2310 Elliott Ave , Unit 501, Nashville, TN 37204

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand on September 9 2025.

Daniel Buscariollo

STATE OF Florida

COUNTY OF Miami Dade

On September 9th, 2025, before me personally appeared **Daniel Buscariollo**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 9th, 2025

NOTARY PUBLIC

JOSE JAIMES
Notary Public, State of Florida
Commission# HH 323046
My comm expires Oct 17, 2026

NOTARY PUBLIC

My Commission Expires October 17, 2026