Address New Owner:	Map-Parcel Numbers	Send Tax Bills To
The Bruce-Haas Family Trust dated April 26, 2024 **1130A Cahal Avenue** **Nashville, TN 37206**	**72-14-L-1.01**	**Same**

Karen Johnson
Batch # 1346228
11/14/2025 08 21 33 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251114-0090717

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, **David Barry Bruce and Cynthia Bruce, husband and wife** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **The Bruce-Haas Family Trust dated April 26, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantors' 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").

This is improved property known as **1130A Cahal Avenue, Nashville, TN 37206.**

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

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 12 day of NOVEMBER, 2025

Notary Public
My Commission Expires 06/20/2027

PLC perform a title examination; and that neither Brian Shelton 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 12 day of NOV., 2025.

David Barry Bruce

Cynthia Bruce

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 **David Barry Bruce and Cynthia Bruce**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee on this the 12 day of NOV., 2025.

Notary Public

My Commission Expires:
1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Certain real property situate in Davidson County, Tennessee, and described as follows

BEING Unit A of Homes at 1130 Cahal Ave , a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for Homes at 1130 Cahal Ave , a Horizontal Property Regime with Private Elements, of record as instrument No. 20230223-0012891, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Homes at 1130 Cahal Ave , a Horizontal Property Regime with Private Elements contained in said Declaration the plat filed as Exhibit "C" to said Declaration appearing of record as Instrument No. 202302232-0012891, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit

BEING the same property conveyed to David Barry Bruce and Cynthia Bruce, husband and wife, by deed of record as Instrument Number 20241227-0100506, in the Register's Office for Davidson County, Tennessee.

RESTRICTIONS

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101 et seq Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 1130 Cahal Ave a Horizontal Property Regime with Private Elements, of record in Instrument 20230223-0012891, amended in Instrument Nos 20230331 0023420 and 20230601 0041337, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill appearing of record in Instrument No. 20231013-0080589, said Register's Office

Subject to Joint Driveway Agreement of record Book 5341, page 558, said Register's Office

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property