Karen Johnson Davidson County
Batch# 1378763 DEEDQC
02/10/2026 12:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260210-0010189

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
John Bruno, III, Co-Trustee Emily G. Bruno, Co-Trustee Bruno Community Property Trust 4108 Baldwin Arbor Nashville, TN 37215	same	131 01 0K 003.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John Bruno, III, Trustee of the John Bruno, III Revocable Trust dated April 6, 2006 (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to John Bruno, III and Emily G. Bruno, Co-Trustees, and their successors in trust, of the Bruno Community Property Trust dated February 10, 2026, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Baldwin Arbor, as of record in Plat Book 9700, page 746, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John Bruno, III, Trustee of the John Bruno, III Revocable Trust dated April 6, 2006, by Quitclaim Deed dated May 31, 2012, from John Bruno, III, of record at Instrument No. 20120604-0048477 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4108 Baldwin Arbor, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

The purpose of this conveyance is to vest title to the Property in the name of the Bruno Community Property Trust, as community property pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 10th day of February, 2026.

GRANTOR:

John Bruno III

John Bruno, III, Trustee
John Bruno, III Revocable Trust dated April 6, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John Bruno, III, Grantor, who upon oath acknowledged that he is the Trustee of the John Bruno, III Revocable Trust dated April 6, 2006, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of February, 2026.

Carla L Lovell

Notary Public

My Commission Expires: 5-8-2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

John Bruno III

John Bruno, III, Affiant

Subscribed and sworn to before me this 10th day of February, 2026.

Carla L Lovell

Notary Public

My Commission Expires: 5-8-2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-10-2026.

Carla L Lovell

Carla Lovell

2-10-2026

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10 day of February, 2026.

Erica L Martin

Notary Public

My Commission Expires: May 8, 2029

