THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 DANA COMMANDATORE, AFFIANT Subscribed and sworn to before me, this 4th day of May 2026. NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

Karen Johnson
Batch # 1418829
05/11/2026 03:37:29 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260511-0042422

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MICHAEL SEAN BRODERICK and DANA COMMANDATORE, CO-TRUSTEES 921 Bradford Avenue Nashville, Tennessee 37204	New Owner	Map and Parcel No.: 105-13-0-340.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Dana Commandatore and Michael Broderick, husband and wife**, ("Grantor") do hereby quitclaim, transfer and convey unto **Michael Sean Broderick and Dana Commandatore, Co-Trustees of the Broderick-Commandatore Joint Revocable Trust, dated October 23, 2025,** its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 921 Bradford Avenue, Nashville, Tennessee 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Map of Waldkirch, a Subdivision of Lots Nos. 8 & 9 in W.L.B. Lawrence of record in Plat Book 421, Page 90, in the

Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dana Commandatore and Michael Broderick, husband and wife, from Dennis V. Harris and Joy H. Harris, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20220406-0039804.

This conveyance is subject to:
*Taxes for the current year and subsequent years.
* Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5517, Page 364, in the Register's Office for Davidson County, Tennessee.
*Any and all existing easements and restrictions as shown of record not stated herein

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 4th day of May 2026.

Dana Commandatore, Grantor

Michael Broderick, Grantor

STATE OF TENNESSEE)

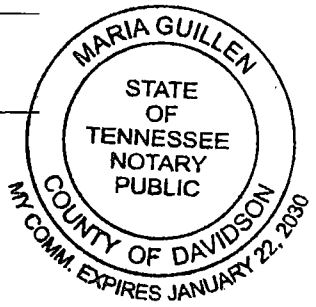
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Dana Commandatore**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of May 2026.

Maria Guillen
Notary Public

My Commission Expires: 01/22/30



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Michael Broderick**, the Grantor, 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 official seal at office, this 4th day of May 2026.

Maria Guillen
Notary Public

My Commission Expires: 01/22/30

