Quitclaim Deed

This instrument was prepared by PNWI, LLC 301 Northcreek Blvd. #208, Goodlettsville, TN 37072

Name and Address of New Owner:
Brian Gainous
PO Box 50135
Nashville, TN 37205

Karen Johnson Davidson County
Batch # 1468987 DEEDQC
09/04/2026 03:29:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260904-0082700

Send Tax Bills To:
Brian Gainous
PO Box 50135
Nashville, TN 37205

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Port Royal, LLC,** a TN limited liability company, hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby remise, release and convey unto **Brian Gainous,** hereinafter referred to as Grantee, its heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Lot 1 on the FINAL PLAT OF THE PORT ROYAL, LLC. PROPERTY LOCATED IN THE 10TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE Instrument No. 20200922-01087888 Register's Office of Davidson County Tennessee

Being Part of the property conveyed to Port Royal LLC by Warranty Deed from Timothy L. Walker of record DB-20200214 0017309 Register's Office of Davidson County Tennessee.

Address:
1901 Spring Branch Dr.
Madison, TN 37115
Parcel Number 03406001900

The foregoing legal description is the same as contained in the resource of title shown above. This conveyance is made subject to: (1) all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the day of closing and assumed by the Grantee herein.

Witness our hands on this 31st day of August, 2026.

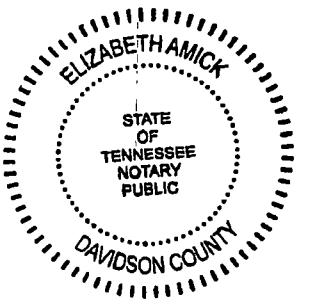
Brian Gainous, Managing Member

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brian Gainous, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of Port Royal, LLC the within named bargainor, and he as such Managing Member being authorized to do so, executed the foregoing instrument (**Quitclaim Deed**) for the purposes therein contained by signing the name of Port Royal, LLC by himself as Managing Member

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August 2026.

Elizabeth Amick
Notary Public
My Commission Expires: 1/24/2028



STATE OF TENNESSEE COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is zero.
Subscribed and sworn to before me, this 31st day of August 2026.

Affiant

Notary Public Elizabeth Amick
My Commission Expires: 1/24/2028

