Karen Johnson
Batch # 1469552
09/08/2026 08:15:24 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260908-0082744

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ALTMAN & ASSOCIATES
11300 ROCKVILLE PIKE
SUITE 708
ROCKVILLE, MD 20852

OWNER (SEND TAX BILLS TO):

COUNTRY ROADS, LLC
1627 5TH AVENUE N.
NASHVILLE, TN 37208

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARC BRUNO, a married man, joined by his spouse, KAREN BRUNO (herein, "Grantor"), whose address is 1627 5th Avenue N., Nashville, TN 37208, hereby bargains, sells, remises, releases, quit claims and conveys to COUNTRY ROADS, LLC, a Tennessee limited liability company (herein, "Grantee"), whose address is 1627 5th Avenue N., Nashville, TN 37208, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1627 5th Avenue N., Nashville, TN 37208

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 082 05 0 039.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 24th day of August, 2026

GRANTOR:

Marc Bruno

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Marc Bruno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2026

[Affix Notary Seal]

SANGEUN OHH NOTARY PUBLIC MD MONTGOMERY COUNTY, MY COMMISSION EXPIRES JUNE 16, 2027

SIGNATURE OF NOTARY PUBLIC
My commission expires: June 16, 2027

GRANTOR:

Karen Bruno

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Karen Bruno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2026.

[Affix Notary Seal]

SANGEUN OHH NOTARY PUBLIC MD MONTGOMERY COUNTY, MY COMMISSION EXPIRES JUNE 16, 2027

SIGNATURE OF NOTARY PUBLIC
My commission expires: June 16, 2027

OATH OF CONSIDERATION

STATE OF Maryland
COUNTY OF Montgomery

The actual consideration for this transfer is $0.00.

Grantee:

Country Roads, LLC, a Tennessee limited liability company

By: _____
Printed Name: MARC BRUNO
Title: MANAGER

Subscribed and sworn to under oath before me, this 24th day of August, 2026 by Marc Bruno, as Manager of Country Roads, LLC, a Tennessee limited liability company.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: June 16, 2027

[Affix Notary Seal]



EXHIBIT A
[Legal Description]

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the South 28 1/7 feet of Lot No. 140 and the North 7 1/7 feet of Lot No. 142, as shown on the Map entitled North Nashville Real Estate Company's Plan of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lots adjoin and front together 35 2/7 feet on the West side of Fifth Avenue North and run back between parallel lines 182 feet, more or less, to an alley.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20221222-0132069 on December 22, 2022.

PIN NO: 082 05 0 039.00

STREET ADDRESS:

1627 5th Avenue N., Nashville, TN 37208

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.
26-121968 (JL)