Karen Johnson Davidson County
Batch# 1470345 DEEDQC
09/08/2026 04:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260908-0083326

QUITCLAIM DEED

MAIL RECORDED DEED TO:

MICHELE CONWARD
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 TEN DOLLARS ($10.00) 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: 3000 Vanderbilt Place, Unit 206, Nashville, TN 37212

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.

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

PIN NO: 104-02-4B-206.00-C

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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 MD MONTGOMERY COUNTY, MY COMMISSION EXPIRES NOTARY PUBLIC 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 MD MONTGOMERY COUNTY, MY COMMISSION EXPIRES NOTARY PUBLIC 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 ZERO AND NO/100 DOLLARS ($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.

[Affix Notary Seal]

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

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

EXHIBIT A

[Legal Description]

A certain condominium located in Davidson County, Tennessee, being Unit No. 206 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument Nos. 20070629-0077729, 20081016-0104201, 20101130-0095113, 20151228-0130187, 20170316-0025728, 20170816-0083852, 20171208-0125448, 20180213-0014078, 20181214-0121640, 20190318-0024128, 20190624-0060657, and 20210304- 0028708, said Register's Office.

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, in Instrument No. 20220203-0012822 February 3, 2022.

PIN NO: 104-02-4B-206.00-C

STREET ADDRESS: 3000 Vanderbilt Place, Unit 206, Nashville, TN 37212

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.

26-121971 (AB)

Tennessee Certification of Electronic Document

I, Alisa Baer, do 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 08/24/2026 (date of document).

Alisa Baer
Affiant Signature

8/4/2026
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 4th day of August, 2026.

Janna M. Lindstrom
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

JANNA M. LINDSTROM
Notary Public - State of Florida
Commission # HH 397631
My Comm. Expires May 11, 2027
Bonded through National Notary Assn.