Karen Johnson Davidson County
Batch# 1477205 DEEDQC
09/24/2026 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260924-0088726

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Maura Bruen Trust 517A Croley Drive Nashville, TN 37209	New Owner	090124L00100CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Maureen T. Bruen**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Maura Bruen Trust dated September 24, 2026** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 571 Croley Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 571 Croley Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20220127-0010118, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to **Maureen T. Bruen, unmarried**, by Warranty Deed dated April 6, 2023, from **T & M Development, LLC, a Tennessee Limited Liability Company**, recorded in Instrument No. 20230410-0025628 Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **517A Croley Drive, Nashville, TN 37209.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 24th day of September 2026.

Maureen T. Bruen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Maureen T. Bruen**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:
6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 24th day of September 2026.

Notary Public

My Commission Expires:
6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 September 24, 2026.

Affiant Signature

September 24, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of September 2026.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028