(1)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 403241 DEEDQC
05/20/2020 10:03:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200520-0052302

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Holly Summers

Subscribed and sworn before me this the 13th day of May, 2020.

Notary Public: _____
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

ADDRESS OF NEW OWNER:
Bradley Bars
129 43rd Ave. N.
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP/PARCEL:
Part of 103-08-0-080.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **BARS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **BRADLEY BARS AND ALEXANDRIA BARS, HUSBAND AND WIFE**, (hereinafter referred to as "**GRANTEE**") his successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit A as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Unit Homes at 129 43rd Avenue North, of record in Instrument No. 20200403-0036080, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Josh Brady, unmarried, by Warranty Deed from Bernardino Buonanno and wife, Annette G. Buonanno, dated September 26, 2005, of record in Instrument No. 20050928-0116338, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Bars Holdings LLC, a Tennessee limited liability company, by Warranty Deed from Josh Brady, unmarried, dated March 26, 2020, of record in Instrument No. 20200327-0033496, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 129 43rd Ave. N., Nashville, TN 37209

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

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 13th day of May, 2020.

Bars Holdings, LLC, a Tennessee limited liability company

By: _____

Name: Bradley J. Bars, Sr.

Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bradley J. Bars, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Sole Member of Bars Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Bars Holdings, LLC, a Tennessee limited liability company, by Bradley J. Bars, Sr. as such Sole Member.

Witness my hand and official seal in Franklin, Tennessee, this 13th day of May, 2020.

_____
Notary Public

My commission expires:

