(3)

Karen Johnson Davidson County
Batch# 569704 DEEDQC
02/08/2021 09:23:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210208-0017416

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Nittany Lion Ventures, LLC 4404A Westlawn Drive Nashville, TN 37209	Same	102 03 0 197.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **BRADLEY J. BARS, MARRIED** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **NITTANY LION VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their heirs and assigns, the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 1300, Charlotte Park, Section Twenty Three, as of record in Book 3842, Page 267, Register's Office for said county.

Said Lot No. 1300 fronts 80.00 feet on the Southeasterly side of Thunderbird Drive, and extends back between lines 150.00 feet on the Northeasterly line and 149.95 feet on the Southwesterly line to a line in the rear on which it measures 80.00 feet thereon.

Being the same property conveyed to Bradley J. Bars, Married by Warranty Deed from Kim Anh Bui and Avan Pham, of record in Instrument No. 20210204-0006557 **, in the Register's Office for Davidson County, Tennessee.**

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

This is improved property known as: 6533 Thunderbird Drive, Nashville, TN 37209

This property was never the marital residence of the Grantor herein named.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of February 2021.

BRADLEY J. BARS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley J. Bars, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of February 2021.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of February 2021.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022