Karen Johnson Davidson County
Batch# 599349 DEEDQC
03/24/2021 10:06:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210324-0038689

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Bradley Bars 4404A Westlawn Drive Nashville, TN 37209	Same	053030E00200CO

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

Land in Davidson County, Tennessee, being Unit B of Homes at 1209 & 1211 Debow Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1209 & 1211 Debow Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210125-0010484, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1209 & 1211 Debow Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210125-0010484, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Nittany Lion Ventures, a Tennessee limited liability company by Warranty Deed from Daniel Griffiths, Married and Donald Griffiths, Married, recorded on the 25th day of January 2021 of record in Instrument No. 20210125-0010485, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1209 Debow Street, Old Hickory, TN 37138

Witness my hand this 22nd day of March, 2021

NITTANY LION VENTURES, LLC

BY: _____

BRADLEY J. BARS, MEMBER

BY: _____

MICHAEL HULL, MEMBER

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 and Michael Hull with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 22nd day of March, 2021.

Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2021.

_____
Notary Public