Karen Johnson Davidson County
Batch# 662448 DEEDQC
06/23/2021 09:23:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210623-0084568

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:
Bradley J. Bars 4404A Westlawn Drive Nashville, TN 37209	Same	part of 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, **NITTANY LION VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** does hereby quitclaim and by these presents does transfer and convey all of our right, title and interest unto **BRADLEY J. BARS, MARRIED,** his heirs and assigns, the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at 6533 & 6535 Thunderbird Drive, 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 6533 & 6535 Thunderbird Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210324-0038693, 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 6533 & 6535 Thunderbird Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210324-0038693, 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 part of the same property conveyed to Nittany Lion Ventures, LLC, a Tennessee limited liability company by Quitclaim Deed from Bradley J. Bars, recorded on the 8th day of February 2021 of record in Instrument No. 20210208-0017416, 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 unimproved property known as: 6535 Thunderbird Drive, Nashville, TN 37209

Witness my hand this 11th day of June, 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 16th day of Jan, 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 16th day of Jan, 2021.

Notary Public

