Karen Johnson Davidson County
Batch# 746493 DEEDQC
10/29/2021 10:26:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211029-0145447

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:
Patterson Street Partners LLC 6001 Hwy A1A PMB 8359 Vero Beach, FL 32963	New Owner	092-12-0-128.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **BARS HOOPER HOLDINGS, 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 **PATTERSON STREET PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Beginning at an iron pin set at the intersection of the Southern right-of-way line of Patterson Street (having a 50 foot wide right-of-way) with the Eastern right-of-way line of 17th Avenue North (having a 50 foot wide right-of-way), said point being the Northwestern corner of the herein described property; thence with the Southern right-of-way of Patterson Street North 31 degrees 55 minutes 54 seconds East a distance of 50.00 feet to an iron pin set, said point being the Northwest corner of the land belonging to James R. Hillin & wife shown on Tax Map 92-12, as Parcel 127.00, of record in Deed Book 5809, Page 182, Register's Office of Davidson County, Tennessee, and the Northeast corner of the herein described property; thence with Hillin's Western line South 58 degrees 03 minutes 29 seconds East a distance of 170.00 feet to an iron pin set in the Northern right-of-way line of Alley #377 (having a 15 foot wide right-of-way), said point being the Southwest corner of Hillin and the Southeast corner of the herein described tract; thence with the Northern right-of-way of Alley #377 South 31 degrees 55 minutes 54 seconds West a distance of 50.00 feet to an iron pin set in the Eastern right-of-way of 17th Avenue North, said point being the Southwest corner of the herein described property; thence with the Eastern right-of-way of 17th Avenue North, North 58 degrees 03 minutes 29 seconds West a distance of 170.00 feet to the point of beginning containing 8,500 square feet or 0.195 acres, more or less, according to a survey by Adams and Company Surveyors, Edward L. Adams, Registered Land Surveyor, Tennessee License No. 1139, 783 Old Hickory Boulevard, Suite 102 East, Brentwood, Tennessee 37027, dated June 29, 2006, last revised July 20, 2006, bearing File No. 200671ALTA.DGN.
Also being Lot 311 of Boyd Home Tract, as of record in Book 21, Page 39, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Ritzen Brothers, LLC, a Tennessee limited liability company, recorded on the 3rd day of September 2021 of record in Instrument No. 20210903-0118706 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 310 17th Avenue North, Nashville, TN 37203

Witness my hand this 20th day of October, 2021

BARS HOOPER HOLDINGS, LLC

BY: _____

BRADLEY J. BARS, MEMBER

BY: _____

RYAN HOOPER, 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 Ryan Hooper 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 20th day of October, 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 20th day of October, 2021.

_____

Notary Public