Karen Johnson Davidson County
Batch# 793575 DEEDQC
01/20/2022 01:53:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220120-0007749

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:
Smackintosh Ventures, LLC 4404 A Westlawn Drive Nashville, TN 37209	Same	103 04 0 270.00

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

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 70 feet on the Northerly side of Idaho Avenue and extends back 150 feet on the Easterly line with the Westerly right-of-way line of West Nashville Branch of the N.C. & St. L. Railroad and 150 feet on the Westerly line to an alley, measuring 76.6 feet thereon.

Being the same property conveyed to Bradley Joseph Bars, Married, by Warranty Deed from Kristen Laurel Yancey and Husband, Alexander Clark Yancey, recorded on the 18th day of August 2021 of record in Instrument No. 20210818-0111637 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 is known as 4100 Idaho Avenue, Nashville, TN 37209

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

Witness my hand this 26th day of August, 2021

BRADLEY JOSEPH BARS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 26th day of August, 2021.

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

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 26th day of August, 2021.

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

Notary Public