RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2022

Notary Public
My commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 799576 DEEDWARR
02/03/2022 09:35:39 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20220203-0012766

Address of New Owner:	Send Tax Bills to:	Tax Information
Bars Hooper Holdings, LLC 1310 Pennock Ave Nashville, TN 37207	New Owner	071-15-0-160.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Meade,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bars Hooper Holdings, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) No. 281 and No. 282 on the Plan of Highland Land Company's Subdivision, a plan which is of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 281 and 282 front together 50 feet on the westerly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Stephen F. Meade by Installment Deed from Mary Ann Bass, a wido and unmarried, dated August 30, 1990 of record in Book 8191, page 17, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed Stephen F. Meady by Quitclaim Deed from Sandra J. Meade and Lee Putman, Trustee, dated September 10, 1993 of record in Book 9100, page 196, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Helen Katherine Creason Meade by Quitclaim Deed from Stephen F. Meade to create an estate by the entireties dated August 24, 2006 of record as Instrument No. 20060828-0106324, Register's Office for Davidson County, Tennessee. Further, being part of the same property vested to Stephen Foster Meade by Final Decree by the Circuit Court for Sumner County, Tennessee, at Gallatin (Docket No. 28543) from Kimberly Alexander Meade dated July 28, 2006 of record as Instrument No. 20120801-0067860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1310 Pennock Ave, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 31st day of January, 2022.

Stephen Meade

Stephen Meade

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Meade,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 31st day of January, 2022.

Notary Public

My Commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2021127279