Karen Johnson Davidson County
Batch# 904396 DEEDQC
08/17/2022 10:45:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220817-0093182

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCELS:
Lamorinda Properties, LLC 1900 Church Street, Suite 402 Nashville, TN 37203	New Owner	081070D00201CO 053070C00200CO

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 **LAMORINDA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT "A"

Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

These properties are known as: 1309 Cass Street, Nashville, TN 37206
1804 B Overton Street, Old Hickory, TN 37138

Witness my hand this 16th day of August, 2022

BARS HOOPER HOLDINGS, LLC

BY: _____

BRADLEY BARS, MEMBER

BARS HOOPER HOLDINGS, LLC

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 Bars and Ryan Hooper, 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 16 day of August, 2022.

Commission expires:

_____
Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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 August, 2022.

_____
Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Exhibit "A"

Tract 1:

Land in Davidson County, Tennessee, being Unit B of Homes at 14th Avenue North & Cass 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 14th Avenue North & Cass Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220119-0007204, 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 14th Avenue North & Cass 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. 20220119-0007204, 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 a part of the property conveyed to Bars Hooper Holdings LLC, a Tennessee limited liability company, by Warranty Deed from BC Properties, a Tennessee general partnership of record in Instrument No. 20220111-0003538 in the Register's Office for Davidson County, Tennessee.

This property is known as 1309 Cass Street, Nashville, TN 37206

Tract 2:

Land in Davidson County, Tennessee, being Unit B of Homes at 1804 Overton 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 1804 Overton Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220518-0057749, 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 1804 Overton 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. 20220518-0057749, 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 a part of the property conveyed to Bars Hooper Holdings LLC, a Tennessee limited liability company, by Warranty Deed from Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, dated April 3, 2017 of record in Instrument No. 20210420-0052534 in the Register's Office for Davidson County, Tennessee.

This property is known as 1804B Overton Street, Old Hickory, TN 37138.