BOX 10-A

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

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

Karen Johnson Davidson County
Batch# 1032372 DEEDQC
07/31/2023 10:14:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230731-0058723

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCELS: |
|---|---|---|
| Dodger Properties, LLC<br>4301 Hillsboro Pike, Suite 300<br>Nashville, TN 37215 | New Owner | 148030A00100CO<br>148030A00200CO<br>148030A00400CO |

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

**Land in Davidson County, Tennessee, being Units 1, 2, and 4 of Homes at Ezell Road, 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 Ezell Road, a Horizontal Property Regime with Private Elements, of record as instrument No. 20230531-0041010, 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 Colorado & 41st Ave. N., a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No.20230531-0041010, 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 Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Bernice S. Pate, Betty S. Raymer, and Whitney Smith, Devisees of the Estate of Rachel B. Scott, dated March 31, 2023 and recorded April 4, 2023 in Instrument No. 20230404-0024370, Register's Office of Davidson County, Tennessee.**

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

These properties are known as: 3321 Ezell Road, Units 1, 2, & 4 Nashville, TN 37211

Witness my hand this 27 day of July, 2023

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, 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 he is the member 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 27 day of July, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
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 27 day of July, 2023.

_____
Notary Public

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON