Karen Johnson Davidson County
Batch# 1039212 DEEDQC
08/16/2023 01 55 22 PM 4 pgs
Fees $22 00 Taxes $0 00
20230816-0063924

THIS INSTRUMENT WAS PREPARED BY AND WHEN RECORDED RETURN TO:
Frost Brown Todd LLP
150 3rd Avenue South, Suite 1900
Nashville, Tennessee 37201
Attn: Blake C. Bars, Esq.

Address of New Owner.	Send Tax Bills To:	Map-Parcel No.·
Media Street Ventures, LLC 73 White Bridge Road, Suite 103-150 Nashville, Tennessee 37209	SAME	103-04-0-331.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Blake Christopher Bars** ("Grantor"), does hereby transfer, convey, remise, release and forever quitclaim unto **Media Street Ventures, LLC,** a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 4108 Media Street, Nashville, Tennessee 37209.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property

[*the remainder of this page is left blank, signatures follow*]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 16 day of August, 2023.

GRANTOR:

Blake Christopher Bars

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Dara Cancel, a Notary Public with authority to act in the State and County aforesaid, Blake Christopher Bars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 16th day of August, 2023.

Notary Public

My Commission Expires: 06/28/26

DARA AZALEA CANCEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 16th day of August, 2023.

Notary Public

My Commission Expires. 06/28/26

DARAGALEA CANCEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF HOMES AT 4108 MEDIA 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 4108 MEDIA STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO 20190813-0080780, 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 4108 MEDIA STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SUCH DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20190813-0080780, 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 THE SAME PROPERTY CONVEYED TO BLAKE CHRISTOPHER BARS BY WARRANTY DEED FROM BRADLEY JOSEPH BARS, OR RECORD IN INSTRUMENT NUMBER 20190823-0084835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.