Karen Johnson Davidson County
Batch # 1137800 DEEDQC
05/22/2024 10:27:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240522-0038075

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 & PARCEL:
Alexander M. Bars 3427 Valley Brook Road Nashville, TN 37215	New Owner	Tract 1: 091121E00200CO Tract 2: 104013E00200CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **ALEXANDER BARS** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **I SMOKE MEAT 64, LLC,** his heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT A

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

The remainder of this page is intentionally left blank

Witness my hand this 20 day of May, 2024

ALEXANDER BARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Alexander Bars, with whom I am personally acquainted and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 20 day of May, 2024.

Notary Public

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

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 20 day of May, 2024.

Notary Public

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

EXHIBIT A

Tract 1: 705 46th Avenue North, Nashville, TN 37209

Land in Davidson County, Tennessee, being Unit B of Homes at Georgia Avenue & 46th Avenue North, 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 Georgia Avenue & 46th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20221121-0123088, 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 Georgia Avenue & 46th Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20221121-0123088, 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 portion of the same property conveyed to Alexander Bars, Unmarried, by Quitclaim Deed from BAM Ventures, LLC of record in Instrument No. 20221123-0123940, Register's Office for Davidson County, Tennessee.

Tract 2: 3807 Nebraska Avenue, Nashville, TN 37209

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 39th Avenue North & Nebraska Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 39th Avenue North & Nebraska Avenue, a Horizontal Property Regime, of record in Instrument Number 20221128-0124299, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Ryan F. Hooper company by Warranty Deed from Rogers Rocket City Storage, LLC, an Alabama limited liability company of record in Instrument No. 20221128-0124298 in the Register's Office for Davidson County, Tennessee