BOX 10-A

Karen Johnson Davidson County
Batch # 1232557 DEEDQC
01/31/2025 10 06 14 AM 2 pgs
Fees $12 00 Taxes $0 00
20250131-0007429

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:
MS ENTERPRISES, LLC 4117 Hillsboro Pike, Suite 103-265 Nashville, TN 37203	New Owner	043070D01400CO

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 **MS ENTERPRISES, LLC,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, Being Unit 14, as shown in the Declaration of Covenants, Conditions, and Restrictions For Cottages at 901 Roosevelt Avenue, of record in Instrument No. 20230803-0060062, Register's Office, Davidson County, Tennessee, and amended in Instrument No. 20240912-0070337, Register's Office for Davidson County, Tennessee to which Declaration reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed from, of record in Instrument No. 20230523-0038656, in the Register's Office of Davidson County, Tennessee

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

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

This property is known as: 505 Big Dog Lane, Madison TN 37115

Witness my hand this 30 day of January, 2025

BARS HOOPER HOLDINGS, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Dylan Potter, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of Bars Hooper Holdings, LLC, the within named bargainor, a limited liability company, and that he as Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and seal this 30th day of January, 2025.

_____
Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp April 27, 2025
COUNTY OF WILLIAMSON

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 30th day of January, 2025.

_____
Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp April 27, 2025
COUNTY OF WILLIAMSON