BOX 10-A

This Instrument Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1257380 DEEDQC
04/08/2025 09 44 51 AM 2 pgs
Fees $12 00 Taxes $0 00

20250408-0026532

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Lamorinda Properties, LLC 4265 Hillsboro Pike, Ste 103-265 Nashville, TN 37125	New Owner	103-08-0-105.00

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 Company,** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Lamorinda Properties, LLC, a Tennessee Limited Liability Company,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being part of the Easterly one-half of Lot No. 355 on the Map of Richland Realty Company's Westlawn Subdivision, as of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee, and more particularly described on a survey thereon made October 23, 1954, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at a point on the Westerly margin of Meadowbrook Avenue, Said point being 134.5 feet South of the Southerly margin of Murphy Road; thence in a Southerly direction along the margin of Meadowbrook Avenue 51 feet; thence continuing around a curve and with the Northerly margin of Westlawn Drive 111 feet to a point; thence in a Northerly direction 113.7 feet to a point; thence in an Easterly direction 100 feet, more or less, to the margin of Meadowbrook Avenue, the point of beginning.

Being the same property conveyed to Bars Hooper Holdings. LLC. a Tennessee Limited Liability Company by Warranty Deed from Susan O. Binns, an unmarried woman, dated December 20, 2021, of record in Instrument No. 20211222-0169068 Register's Office for Davidson County, Tennessee.

Being also known as 4000 Westlawn Drive, Nashville, TN 37209.

Witness my hand this 2 day of April, 2025

BARS HOOPER HOLDINGS, LLC

RYAN HOOPER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Bars Hooper Holdings, LLC, and that he as such Member of Bars Hooper Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Bars Hooper Holdings, LLC.

Witness my hand and official seal this 2 day of April, 2025

Commission expires

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

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 2 day of April, 2025

Commission expires

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

Notary Public