BOX 10-A

Karen Johnson Davidson County
Batch # 1268467 DEEDQC
05/05/2025 09 09 46 AM 2 pgs
Fees $12 00 Taxes $0 00
20250505-0034435

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO.	MAP & PARCEL:
Bars Holdings, LLC 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	115-08-0-073.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **BFH Enterprises, 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 **Bars Holdings, 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 Lot No. 3 on the Map of George N. Welch, Jr. Subdivision West Meade Village Tract, Section B, as of record in Book 1835, page 75, Register's Office for said County. Beginning at a point in the south margin of Davidson Road, the common corner of Lot No.(s). 3 and 4; thence with the line between said lots, southerly 375 feet to a point; thence easterly 200 feet to the westerly margin of Robin Hill Road; thence with the margin of said Road northerly 350 feet to the beginning of a curve; thence with said curve, northwesterly 38.6 feet to the south margin of Davidson Road; thence with the margin of the same, westerly 175 feet to the beginning.

Being the same property conveyed to William P. Dougan and wife, Katharine J. Dougan by Warranty Deed from Giacoma J. Bologna and wife, Jean A. Bologna of record in Book 4525, page 549, Register's Office for Davidson County, Tennessee, dated July 31, 1971 and recorded on August 3, 1971.

William P. Dougan having become deceased on or about December 11, 2000; leaving Katharine J. Dougan sole tenant by the entirety.

Katharine J. Dougan having become deceased on or about January 3, 2021.

Being the same property conveyed to BFH Enterprises, LLC, a Tennessee Limited Liability Company by Warranty Deed from Katharine Jane Dougan, Administratrix, CTA of the Estate of Katharine Jefferies Dougan of record in Instrument No. 20240530-0040021 Register's Office for Davidson County, Tennessee, dated May 28, 2024 and recorded on May 30, 2024.

Being also known as 6010 Robin Hill Road, Nashville, TN 37205.

Witness my hand this 30th day of April, 2025

BFH ENTERPRISES, LLC

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BFH Enterprises, LLC, and that he as such Authorized Agent of BFH Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BFH Enterprises, LLC.

Witness my hand and official seal this 30th day of April, 2025

Commission expires

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

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 30th day of April, 2025

Commission expires

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public