BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1302015
07/25/2025 09 40 23 AM
Fees $23 00 Taxes $5,550 00

Davidson County
DEEDWARR
4 pgs

20250725-0058828

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bars Hooper Holdings, LLC	Same as New Owner	
(NAME) 3720 Benham Avenue	(NAME)	117-15-0-009 00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ANNE G. HYDE AND DONALD CHANCE MARK AND JANE CARLYLE MARK AND ROBERT ARCHER GOODWIN, III AND CAROL KEITHLEY GOODWIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARS HOOPER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Glen Echo Subdivision of record in Plat Book 1424, Page 52, in the Register's Office for Davidson County, described as follows:

Beginning on the Northerly margin of Glen Echo Road at the corner of Lots. 10 and 11; thence with said road, Westwardly 180 feet to the beginning of a curve; thence around said curve with a radius of 25 feet North Westwardly 42.5 feet to the Easterly margin of Benham Street; thence with said Street, Northwardly 194.6 feet to the corner of Lots Nos. 9 and 10; thence with the line between said two lots, Eastwardly 213.9 feet to the common corner of lots Nos. 9, 10, 11, and 12' thence with the line between lots Nos. 10 and 11, Southwardly 196.4 feet to the beginning.

Being the same property conveyed to Robert A. Goodwin, Jr. and wife, Jean C. Goodwin by Warranty Deed from J. Douglas Wright and wife Willimae Wright of record in Book 1906, page 55, Register's Office for Davidson County, Tennessee, dated October 5, 1950 and recorded on October 5, 1950.

Being the same property conveyed to Jane Carlyle Mark, Donald Chance Mark, Robert Archer Goodwin, III, Carol Keithley Goodwin, Dandridge H. Hyde and Anne G. Hyde, their successors and assigns, each a ten and six/tenths percent (10.6%) undivided interest as tenants-in-common of their rights by Quitclaim Deed from Robert A. Goodwin, Jr. and Jean C. Goodwin, as Tenants by the Entirety of record in Instrument No. 20011108-0123186 Register's Office for Davidson County, Tennessee, dated November 1, 2001 and recorded on November 8, 2001.

Being the same property conveyed to Anne G. Hyde by Quitclaim Deed from Dandridge H. Hyde of record in Instrument No. 20150723-0072534 Register's Office for Davidson County, Tennessee, dated December 30, 2004 and recorded on July 23, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2025-102

unimproved
This is improved x property, known as 3720 Benham Avenue, Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of July, 2025

Anne G. Hyde

ANNE G. HYDE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne G. Hyde, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of July, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Expires
May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2025-102

Witness my hand this 18th day of July, 2025

DONALD CHANCE MARK

JANE CARLYLE MARK

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Chance Mark and Jane Carlyle Mark, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2025.

Commission expires: 01/31/2030

Notary Public

CHERYL A POEPPING
Notary Public
Minnesota
My Commission Expires
Jan 31, 2030

Witness my hand this 18 day of July, 2025

Robert Archer Goodwin III

ROBERT ARCHER GOODWIN, III

Carol Keithley Goodwin

CAROL KEITHLEY GOODWIN

STATE OF Virginia
COUNTY OF Newport News

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Archer Goodwin, III and Carol Keithley Goodwin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of July, 2025.

Commission expires: 03-31-2027

Summer Lynn Quillin
Notary Public

SUMMER LYNN QUILLIN
NOTARY PUBLIC
REG. #8089779
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2027

JW2025-102