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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1307147 DEEDWARR
08/11/2025 09:43:56 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00
20250811-0063401

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 $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th 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
TCG Valley View, LLC	Same as New Owner	
(NAME) One Bala Plaza, Ste 504	(NAME)	171-00-0-074.00
(ADDRESS) Bala Cynwyd, PA 19004	(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, **BARS HOOPER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TCG VALLEY VIEW, 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, described as follows:

Being Lot No. 1 on the Plan of Resubdivision of a plan of a portion of Lot 58 on the Plan of Brentwood Gardens, of record in Book 5190, page 12, Register's Office for said County, described as follows:

Beginning at a concrete monument in the Southerly margin of Valley View Road, 482 feet, more or less, Westerly from the Southwesterly intersection of Cloverland Drive and Valley View Road; thence with the margin of the same North 83 degrees 58 minutes 14 seconds West 99.93 feet to a concrete monument; thence leaving said margin South 17 degrees 14 minutes 10 seconds West 212.06 feet to a point; thence South 6 degrees 04 minutes 42 seconds West 125.36 feet to a point; thence South 84 degrees 08 minutes 23 seconds East 161.55 feet to a point; thence North 2 degrees 32 minutes 21 seconds east 333.52 feet to the point of beginning.

Being the same property conveyed to William Ney Hansard and wife, Vanda Lee Hansard by Warranty Deed from Charles Fiske Minton, Individually and Charles Fiske Minton as Administrator Of The Estate Of Joseph Lee Minton and Elizabeth Minton Bell and Dorothy Minton Bilyeu of record in Book 9130, page 54, Register's Office for Davidson County, Tennessee, dated October 26, 1993 and recorded on October 28, 1993.

Being the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed of record in Instrument No. 20250811-0063400, Register's Office for Davidson County, Tennessee.

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.

JW2025-802

unimproved
This is improved x property, known as 5655 Valley View Rd, Brentwood, TN 37207
(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 6th day of August, 2025

BARS HOOPER HOLDINGS, LLC

BY: _____

BRADLEY BARS, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Bradley Bars, 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 6th day of August, 2025.

Commission expires:

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

_____
Notary Public

JW2025-802