RN TO:
MIER ESCROW, LLC
1 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $590,000.00

Affiant

Subscribed and sworn before me this the day of September, 2025

Notary Public
My commission expires

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

Karen Johnson
Batch # 1318095
09/04/2025 10 54 03 AM
Fees $13 00 Taxes $2,183 00

Davidson County
DEEDWARR
2 pgs

20250904-0070664

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Brad Bars	New Owner	147-00-0 002 00
401 Welshwood Dr	~~P.O. Box~~ 4117 Hillsboro Pk, Ste 103-265	
Nashville, TN 37211	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JON MARK THOMPSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRAD BARS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Lot No 1 of the Resubdivision of Lot No 1, Wallace Commercial Subdivision, as of record in Plat recorded as Instrument No 20170726-0075853, Register's Office for Davidson County, Tennessee, to which plat reference is made Said Lot No 1 being described by metes and bounds as follows

Beginning at the Northeast corner of said Lot No 1, thence South 13°24'51" East, 101 27 feet along the Easterly line of said Lot No 1, thence South 78°52'39" West, 35 37 feet, thence South 12°14'40" East, 174 53 feet to a point being the Southeast corner of said Lot No 1, thence South 79°14'13" West, 160 24 feet along the Southerly line of said Lot No 1 to the Southwest corner thereof, thence North 13°26'52" West, 280 41 feet along the Westerly line of said Lot No 1 to the Northwest corner thereof, thence around a non-tangent curve to the left having a radius of 506 56 feet, an arc length of 59 94 feet, a chord bearing of North 82°49'50" East and a chord length of 59 90 feet along the Northerly line of said Lot No 1, thence North 79°26'16" East, 139 77 feet along the Northerly line of said Lot No 1 to the point of beginning

Contains 48,622 square feet or 1 116 acres of land, more or less

Being a portion of the same property conveyed to McDonald's Real Estate Company, a Delaware corporation, by deed dated 01/19/2012, from Steven F Wallace and James D Wallace, of record in Instrument No
20120127-0007731, Register's Office for said County

Being the same property conveyed to Jon Mark Thompson, by deed dated 9/2/25, from McDonald's Real Estate Company, a Delaware corporation, of record in Instrument No 20250903 - 0070222, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 401 Welshwood Dr , Nashville, TN 37211

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of August, 2025

Jon Mark Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jon Mark Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 22nd day of August, 2025

My commission expires
7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY