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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1323926
09/18/2025 09:41:32 AM
Fees: $18.00 Taxes: $3,052.50

Davidson County
DEEDWARR
3 pgs

20250918-0074504

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-456

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bars Holdings LLC, a Tennessee Limited Liability Company	Same as new owner	115 07 0 031.00
(NAME) 4117 Hillsboro Pike, Ste 103-265	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cassandra Ann Wit and James Terence Williams, wife and husband** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Bars Holdings LLC, a Tennessee Limited Liability Company** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 606 Davidson Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 12th day of September, 2025.

GRANTOR:

Cassandra Ann Wit

James Terence Williams

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Cassandra Ann Wit and James Terence Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 12th day of September, 2025.

Notary Public

My Commission Expires: 03/09/27

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of BROOK MEADE, SECTION I, of record in Plat Book 2133, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Said Lot No. 42 fronts 117 feet on the Northerly margin of Davidson Road and extends back Northwardly 359 feet on the Easterly side and 356 feet on the Westerly side to a dead line in the rear measuring 117.1 feet.

Being the same property conveyed to Cassandra Wit and James Williams, a married couple, by Quitclaim Deed from Cassandra Wit, an unmarried woman and James Williams, an unmarried man, as joint tenants, of record in Instrument No. 20211230-0172084, in the Register's Office of Davidson County, Tennessee, dated on December 15, 2021 and recorded on December 30, 2021.

Being the same property conveyed to Cassandra Wit and James Williams, both unmarried as tenants in common with rights of survivorship, by Warranty Deed from Susan Michele Bruer, an unmarried woman, of record in Instrument No. 20150504-0039935, in the Register's Office of Davidson County, Tennessee, dated on April 28, 2015 and recorded on May 04, 2015.