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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1325754
09/23/2025 10 18 42 AM
Fees $13 00 Taxes $3,330 00

Davidson County
DEEDWARR
2 pgs

20250923-0075824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

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
Brandon Garvin	Same as New Owner	
(NAME) 837 Kirkwood Ave	(NAME)	115-07-0-031 00
(ADDRESS) Nashville, TN 37204	(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 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON GARVIN AND JESSICA GARVIN, HUSBAND AND WIFE,** 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. 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 Plan 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, 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 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on May 04, 2015.

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 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 30, 2021.

Being the same property conveyed to Bars Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20250918-0074504, 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.

JW2025-1130

unimproved
This is improved x property, known as 606 Davidson Rd , Nashville, TN 37205
(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 16th day of September, 2025

BARS HOLDINGS, LLC

BY _____

DYLAN POTTER, AUTHORIZED AGENT

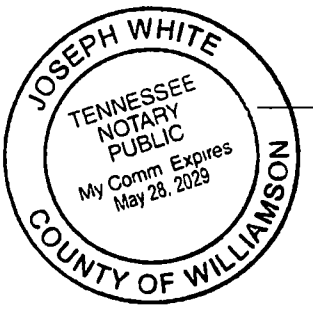
STATE OF TENNESSEE

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 Authorized Agent of Bars Holdings, LLC, and that he as such Authorized Agent of Bars Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Bars Holdings, LLC.

Witness my hand and official seal this 16th day of September, 2025

Commission expires:



_____
Notary Public

JW2025-1130