This Instrument Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1327785 DEEDQC
09/29/2025 10 13 27 AM 2 pgs
Fees $12 00 Taxes $0 00
20250929-0077225

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Marlborough Ventures, LLC 2306 Woodmont Blvd. Nashville, TN 37215	New Owner	044-15-0-253.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, Joe Bars and Sally Bars, husband and wife, and Lauren Bars, an unmarried woman, does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto Marlborough Ventures, LLC, a Tennessee Limited Liability Company, to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section "D", Village of Old Hickory of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe Bars and Sally Bars, husband and wife, and Lauren Bars, an unmarried woman, by deed from Kate Turner Swan of record in Instrument No. 20231017-0081302, said Register's Office.

Being also known as 1013 Berry Street, Old Hickory, TN 37138.

Witness my hand this 19th day of September, 2025

JOE BARS

SALLY BARS

LAUREN BARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joe Bars and Sally Bars and Lauren Bars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2025

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2025

Notary Public

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025