BOX 10-A

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

Karen Johnson
Batch # 1345654
11/13/2025 10 26 24 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251113-0090418

QUITCLAIM DEED

ADDRESS NEW OWNER.	SEND TAX BILLS TO	MAP & PARCEL
Bradley J. Bars 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	044-14-0K-001.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Ryan Hooper and Brad Bars,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Bradley J. Bars, a married man,** to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 229 Martingale Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 229 Martingale Drive, a Horizontal Property Regime, of record in Instrument Number 20240624-0046986, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Jessica Milburn, a single woman by Warranty Deed from Ch and Ch LLC., a Tennessee limited liability company of record in Instrument No. 20200518-0051278 Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on May 18, 2020 Scriveners' Affidavit recorded date June 01, 2020, in Instrument No. 20200601-0056146.

Being part of the same property conveyed to Ryan Hooper and Brad Bars by Warranty Deed from Jessica Milburn, a single woman, of record in Instrument No. 20240624-0046973, dated June 14, 2024 and recorded June 24, 2024, Register's Office for Davidson County, Tennessee.

Being also known as 229 A Martingale Dr., Old Hickory, TN 37138.

Witness my hand this 6 day of November, 2025

RYAN HOOPER

BRAD BARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Hooper and Brad 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 6 day of November, 2025.

Commission expires

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

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 6 day of November, 2025

Notary Public

Commission expires

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