BOX 10-A

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1359339 DEEDQC
12/18/2025 11:47:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251218-0100592

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Alex Bars 3427 Valley Brook Road Nashville, TN 37215	Kind Lending LLC 1920 Main Street Suite 1200 Irvine, CA 92614	091 12 1E 002.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I/We, **I Smoke Meat 64, LLC,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **ALEX BARS** his heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of HOMES AT GEORGIA AVENUE & 46TH AVENUE NORTH, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT GEORGIA AVENUE & 46TH AVENUE NORTH, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20221121-0123088, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT GEORGIA AVENUE & 46TH AVENUE NORTH, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20221121-0123088, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to I Smoke Meat 64, LLC, by Quitclaim Deed from Alexander Bars, of record in Instrument No. 20240522-0038075, in the Register's Office of Davidson County, Tennessee, dated May 20, 2024 and recorded on May 22, 2024.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This property was never the marital residence of the Grantor herein named.

This is improved property is known as 705 46th Avenue N. , Nashville, TN 37209

Witness my hand this 17th day of December, 2025

I SMOKE MEAT 64, LLC

ALEX BARS, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Alex Bars with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of I smoke meat 64, LLC the within named bargainor, a limited liability company and that he as such as Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 17th day of December, 2025.

NOTARY PUBLIC

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this the 17th day of December, 2025.

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

NOTARY PUBLIC