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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1361244 DEEDWARR
12/23/2025 01:13:12 PM 10 pgs
Fees: $53.00 Taxes: $2,960.00

20251223-0102147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF DECEMBER, 2025.

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Lemar Properties, LLC	Same as New Owner	
(NAME)	(NAME)	
2146 Utopia Ave		043-07-0D-001.00CO; 043-07-0D-002.00CO; 043-07-0D-003.00CO; 043-07-0D-004.00CO; 043-07-0D-005.00CO; 043-07-0D-006.00CO; 043-07-0D-007.00CO; 043-07-0D-008.00CO; 043-07-0D-009.00CO; 043-07-0D-010.00CO; 043-07-0D-011.00CO; 043-07-0D-0012.00CO; 043-07-0D-0013.00CO; and 043-07-0D-014.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **FISHER CONCEPTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (AS TO 899 ROOSEVELT AVE., MADISON, TN 37115, M&P 043-07-0D-007.00CO & 511 BIG DOG LANE, MADISON, TN 37115, M&P 043-07-0D-012.00CO) AND REEGS PROPERTIES, LLC (AS TO 291 MYATT DRIVE, MADISON, TN 37115 M&P 043-07-0D-006.00CO) AND MS ENTERPRISES, LLC (AS TO 505 BIG DOG LANE, MADISON, TN 37115 M&P 043-07-0D-014.00CO) AND BARS HOOPER HOLDINGS, LLC (AS TO 509 BIG DOG LANE, MADISON, TN 37115 M&P 043-07-0D-013.00CO) AND JAMES KARINCHAK (AS TO 293, 295, 297, 299 & 301 MYATT DRIVE, NASHVILLE, TN 37115 M&P 043-07-0D-001.00CO, 043-07-0D-002.00CO, 043-07-0D-003.00CO, 043-07-0D-004.00CO, 043-07-0D-005.00CO) AND RYAN HOOPER (AS TO 501 & 503 BIG DOG LANE, MADISON, TN 37115, M&P 043-07-0D-009.00CO; 043-07-0D-010.00CO &**

JW2025-946A

901 ROOSEVELT AVE., MADISON, TN 37115 M&P 043-07-0D-008.00CO) AND BRAD BARS (AS TO 507 BIG DOG LANE, MADISON, TN 37115 M&P 043-07-0D-011.00CO), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JA INVESTOR, LLC**, 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:

TRACT I: A certain unit located in Davidson County, Tennessee, being known and designated as Units 1-5 of Cottages at 901 Roosevelt, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at 901 Roosevelt, a Horizontal Property Regime, of record in Instrument Number 20230803-0060062, as amended in Instrument No. 20240912-0070337, 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 a portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Sheila Diane Raymer and Lisa Gay Kamler, as tenants in common with right of survivorship, of record in Instrument No. 20230523-0038656, Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 23, 2023.

Being the same property conveyed to James Karinchak by Warranty Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20230803-0060063, Register's Office for Davidson County, Tennessee, dated August 2, 2023 and recorded on August 3, 2023.

TRACT II: A certain unit located in Davidson County, Tennessee, being known and designated as Unit 6 of Cottages at 901 Roosevelt, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at 901 Roosevelt, a Horizontal Property Regime, of record in Instrument Number 20230803-0060062, as amended in Instrument No. 20240912-0070337, 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 a portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Sheila Diane Raymer and Lisa Gay Kamler, as tenants in common with right of survivorship, of record in Instrument No. 20230523-0038656, Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 23, 2023.

Being the same property conveyed to Reegs Properties, LLC by Quitclaim Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20231107-0086993, Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, Being Units 7 and 12, as shown in the Declaration of Covenants, Conditions, and Restrictions For Cottages at 901 Roosevelt Avenue, of record in Instrument No. 20230803-0060062, Register's Office, Davidson County, Tennessee, and amended in Instrument No. 20240912-0070337, Register's Office for Davidson County, Tennessee to which Declaration reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Sheila Diane Raymer and Lisa Gay Kamler, as tenants in common with right of survivorship, of record in Instrument No. 20230523-0038656, Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 23, 2023.

Being the same property conveyed to Fisher Concepts, LLC by Quitclaim Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250131-0007426, Register's Office for Davidson County, Tennessee, dated January 30, 2025 and recorded on January 31, 2025.

TRACT IV:

Land in Davidson County, Tennessee, Being Unit 11, as shown in the Declaration of Covenants, Conditions, and Restrictions For Cottages at 901 Roosevelt Avenue, of record in Instrument No. 20230803-0060062, Register's Office, Davidson County, Tennessee, and amended in Instrument No. 20240912-0070337, Register's Office for Davidson County, Tennessee to which Declaration reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Sheila Diane Raymer and Lisa Gay Kamler, as tenants in common with right of survivorship, of record in Instrument No. 20230523-0038656, Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 23, 2023.

Being the same property conveyed to Brad Bars by Quitclaim Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250131-0007428, Register's Office for Davidson County, Tennessee, dated January 30, 2025 and recorded on January 31, 2025.

TRACT V:

Land in Davidson County, Tennessee, Being Unit 14, as shown in the Declaration of Covenants, Conditions, and Restrictions For Cottages at 901 Roosevelt Avenue, of record in Instrument No. 20230803-0060062, Register's Office, Davidson County, Tennessee, and amended in Instrument No. 20240912-0070337, Register's Office for Davidson County, Tennessee to which Declaration reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Sheila Diane Raymer and Lisa Gay Kamler, as tenants in common with right of survivorship, of record in Instrument No. 20230523-0038656, Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 23, 2023.

Being the same property conveyed to MS Enterprises, LLC by Quitclaim Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250131-0007429, Register's Office for Davidson County, Tennessee, dated January 30, 2025 and recorded on January 31, 2025.

TRACT VI:

Land in Davidson County, Tennessee, Being Units 8, 9, and 10, as shown in the Declaration of Covenants, Conditions, and Restrictions For Cottages at 901 Roosevelt Avenue, of record in Instrument No. 20230803-0060062, Register's Office, Davidson County, Tennessee, and amended in Instrument No. 20240912-0070337, Register's Office for Davidson County, Tennessee to which Declaration reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Sheila Diane Raymer and Lisa Gay Kamler, as tenants in common with right of survivorship, of record in Instrument No. 20230523-0038656, Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 23, 2023.

Being the same property conveyed to Ryan Hooper by Quitclaim Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250131-0007430, Register's Office for Davidson County, Tennessee, dated January 30, 2025 and recorded on January 31, 2025.

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.

unimproved X
This is improved _ property, known as 291, 293, 295, 297, 299, and 301 Myatt Drive, Madison, TN 37115; 899 and 901 Roosevelt Avenue, Madison, TN 37115; and 501, 503, 505, 507, 509, and 511 Big Dog Lane, Madison, TN 37115

(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 16 day of December, 2025

REEGS PROPERTIES, 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 an Authorized Agent of Reegs Properties, LLC, and that he as such Authorized Agent of Reegs Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Reegs Properties, LLC.

Witness my hand and official seal this 16 day of December, 2025.

Commission expires:

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

_____
Notary Public

JW2025-946A

Witness my hand this 12th day of December, 2025

MS ENTERPRISES, LLC

BY: _____

MICHAEL CADE SORRELLS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Cade Sorrells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of MS Enterprises, LLC, and that he as such Member of MS Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of MS Enterprises, LLC.

Witness my hand and official seal this 12th day of December, 2025.

Commission expires:

_____

Notary Public

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

JW2025-946A

Witness my hand this 16 day of December, 2025

BRAD BARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad Bars, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of December, 2025.

Commission expires:

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

Notary Public

JW2025-946A

Witness my hand this 16 day of December, 2025

BARS HOOPER HOLDINGS, LLC

BY: _____

BRAD BARS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Brad 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 a Member of Bars Hooper Holdings, LLC, and that he as such Member of Bars Hooper Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Bars Hooper Holdings, LLC.

Witness my hand and official seal this 16 day of December, 2025.

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

Commission expires: _____

_____
Notary Public

JW2025-946A

Witness my hand this 16 day of December, 2025

JAMES KARINCHAK BY DYLAN POTTER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, Dylan Potter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of James Karinchak and acknowledged that he executed the same as the free act of James Karinchak. Said Power of Attorney is recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee

Witness my hand and official seal this 16 day of December, 2025.

Commission expires:

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

Notary Public

JW2025-946A

Witness my hand this 12 day of December, 2025

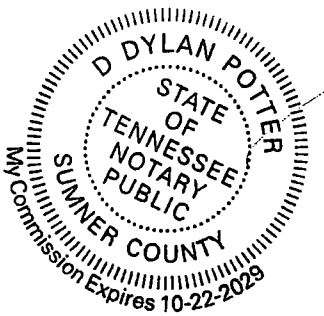
RYAN HOOPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Hooper, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2025.

Commission expires:



Notary Public

JW2025-946A

Witness my hand this 12th day of December, 2025

FISHER CONCEPTS, LLC

BY: _____

HAROLD P. FISHER, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Harold P. Fisher, 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 Fisher Concepts, LLC, and that he as such Sole Member of Fisher Concepts, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Sole Member of Fisher Concepts, LLC.

Witness my hand and official seal this 12 day of December, 2025.

Commission expires:

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

_____
Notary Public

JW2025-946A