THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1369392 DEEDQC
01/13/2026 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260113-0003092

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Bradley J. Bars 1141 Crater Hill Dr Nashville TN 37215-4509	Owner	103-04-4A-001.00-CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Bars Hooper Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, does hereby Quitclaim unto **Bradley J. Bars,** hereinafter called the Grantee, his successors and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County,** State of Tennessee, described as follows, to wit:

Real property lying in Davidson County, Tennessee, being **Unit A,** as set out and shown in the Declaration of Covenants, Conditions, and Restrictions for **Homes at Utah & 42nd Avenue North,** a Horizontal Property Regime with Private Elements, of record at Instrument No. 20201124-0137717, Davidson County Register of Deeds, to which plan reference is hereby made for a more full and complete description of the property and its appurtenances.

Being part of the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed from Larry Moore, married, of record on November 20, 2020, at Instrument No. 20201120-0136740, Davidson County Register of Deeds.

This is property commonly known as: 4117 Utah Avenue, Nashville, TN ~~37210~~ 37209*
*Note: An address is not a legal description of real property.

Witness the hand of the Grantor's authorized representatives below, this 31st **day of December, 2025:**

Bars Hooper Holdings, LLC, a Tennessee limited liability company

By: _____
Brad J. Bars, Sr., Member

By: _____
Ryan Hooper, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Brad J. Bars, Sr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Member** of **Bars Hooper Holdings, LLC, a Tennessee limited liability company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Bars Hooper Holdings, LLC, a Tennessee limited liability company** for the purposes therein contained.

Witness my hand and official seal on this the 31st day of **December, 2025**:

Brooke Formosa
NOTARY PUBLIC

My Commission Expires: 07/06/2026

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Ryan Hooper**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Member** of **Bars Hooper Holdings, LLC, a Tennessee limited liability company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Bars Hooper Holdings, LLC, a Tennessee limited liability company** for the purposes therein contained.

Witness my hand and official seal on this the 31st day of **December, 2025**:

Brooke Formosa
NOTARY PUBLIC

My Commission Expires: 07/06/2026

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF **December, 2025**:

Brooke Formosa
Notary Public

My Commission Expires: 07/06/2026

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Angie Watson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 31, 2025.

Date

Angie Watson

Affiant Signature

01-05-2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of January, 2026.

Andrea R. Bishop

Notary's Signature

My Commission Expires: 5/3/27

Date

Notary's Seal (if on paper)

