BOX 10-A

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

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

Karen Johnson Davidson County
Batch # 1373937 DEEDQC
01/30/2026 01:24:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260130-0006685

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Thomas Odukoya 909 28th Avenue N. Nashville, TN 37208	New Owner	106-13-3K-002.00-CO

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

Being Unit A, as well as Limited Common Element Unit "B" and Limited Common Element Unit B", of Homes at 2117 Sadler, 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 2117 Sadler, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210601-0073206 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 2117 Sadler, a Horizontal Property Regime with Private Elements contained in said Declaration the Plat file and Exhibit "B" to said Declaration appearing in Instrument No. 20210601-0073206 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part the same as though copied herein for a more complete identification and description.

Being a portion of the same property conveyed to Brad Bars by Warranty Deed from Lomah Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20241120-0090145, Register's Office for Davidson County, Tennessee.

Being also known as 2117 B Sadler Avenue, Nashville, TN 37210.

Witness my hand this 23 day of January, 2026

BRAD BARS

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, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of January, 2026.

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

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 23 day of January, 2026.

Notary Public

Commission expires:

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