Karen Johnson Davidson County
Batch # 1380672 DEEDQC
02/13/2026 11:04:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260213-0011658

This Instrument Prepared By And Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Lamorinda Properties, LLC 129 43rd Ave N Nashville, TN 37209	New Owner	**104-10-0X-001.00-CO &** **049-15-0J-001.00-CO &** **105-16-0V-001.00-CO &** **044-05-0K-001.00**

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

As to 049-15-0J-001.00-CO: A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 3524 Shady Side Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 3524 Shady Side Drive, a Horizontal Property Regime, of record in Instrument Number 20231011-0079649, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed from Tamasia Lavender- Brown, Antonio Lavender, Samantha Whitsey, Dyvonta Duncan, Keishal Duncan, Tymerria Duncan and Erica Dunca, Heirs of Linda F. Whitsey of record in Instrument No. 20231009-0079247 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 9, 2023.

This is property commonly known as: 3524 Shady Side Drive, Nashville, TN 37189.

As to 105-16-0V-001.00-CO: Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 516 & 518 Waycross Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210325-0039219, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Michael Temple, an unmarried person dated March 19, 2021 and recorded March 23, 2021 in Instrument No. 20210323-0038160, Register's Office of Davidson County, Tennessee.

This is property commonly known as 516 Waycross Drive, Nashville, TN 37211.

As to 044-05-0K-001.00:

Unit A, of the Homes at 111 Newell Avenue Corporation, as established in Master Deed of record at Instrument No. 20230126-0005912, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Jonathan Cunningham, a married man, of record in Instrument Number 20230110-0002038, Register's Office for Davidson County, Tennessee.

This is property commonly known as 111 A Newell Avenue, Old Hickory, TN 37138.

As to 104-10-0X-001.00-CO:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at Marlborough and Lancaster, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211104-0147604, in the Register's Office for Davidson County, Tennessee, to which Plan 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 Michael Troy Lannom and wife Kelli C. Lannon, tenants by the entireties of record in Instrument No. 20211029-0145452 Register's Office for Davidson County, Tennessee, dated October 28, 2021 and recorded on October 29, 2021.

This is property commonly known as 3505 Marlborough Ave., Nashville, TN 37212.

Witness my hand this 12 day of February, 2026

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 12 day of February, 2026.

Commission expires:

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

Notary Public