Karen Johnson Davidson County
Batch # 1384035 DEEDQC
02/23/2026 10:35:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260223-0014086

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

QUITCLAIM DEED

ADDRESS NEW OWNER:

Ryan Hooper
129 43rd Ave N
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

MAP & PARCEL:

044-13-0A-001.00-CO &
105-03-2A-001.00-CO &
090-15-0E-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 **Ryan Hooper,** to the following tracts of land in Davidson County, Tennessee described as follows:

As to 044-13-0A-001.00-CO: Land in Davidson County, Tennessee, being Unit A of Homes at 101 & 103 Claudia Drive, 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 101 & 103 Claudia Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210706-0090565, 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 101 & 103 Claudia Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210706-0090565, 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 a portion of the property conveyed to Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from James E. Clary, III, unmarried of record in Instrument No. 20210706-0090562 Register's Office for Davidson County, Tennessee, dated July 02, 2021 and recorded on July 06, 2021.

This is property commonly known as 101 Claudia Drive, Old Hickory, TN 37138.

As to 105-03-2A-001.00-CO: Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1208 1st Avenue South, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230719-0055736, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Together with 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 by Warranty Deed from The Morning Star Missionary Baptist Church, a Tennessee nonprofit corporation, of record in Instrument No. 20230719-0055733 Register's Office for Davidson County, Tennessee, dated July 17, 2023 and recorded on July 19, 2023.

This is property commonly known as 1208 1st Avenue South, Nashville, TN 37210.

As to 090-15-0E-001.00: Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at River Rouge & Sunliner, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220414-0043326, 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 by Warranty deed from Daniel Lee Jackson and Deanna Lynn Jackson Howell and Darin Layne Jackson of record in Instrument No. 20220407-0040392 Register's Office for Davidson County, Tennessee, dated March 22, 2022 and recorded on April 7, 2022.

This is property commonly known as 612 River Rouge Drive, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 20 day of February, 2026.

Notary Public

Commission expires:

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

Witness my hand this 20th 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 20th day of February, 2026.

Commission expires:

Notary Public

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