BOX 10-A

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

Karen Johnson Davidson County
Batch # 1384068 DEEDQC
02/23/2026 10:58:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260223-0014134

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Ryan Hooper<br>129 43rd Ave N<br>Nashville, TN 37209 | New Owner | 043-15-0-106.00 &<br>091-07-4Y-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, a Tennessee Limited Liability Company,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Ryan Hooper, an unmarried man,** to the following tract of land in Davidson County, Tennessee described as follows:

**As to 043-15-0-106.00: The following described real estate in Davidson County, Tennessee: Being Lot Nos. 25 and 26, Block "B", Anderson's Subdivision, as of record in Book 974, Pages 36 and 37, Register's Office for Davidson County, Tennessee. Said Lot Nos. 25 and 26 adjoin and front together 50 feet on the South side of Old Hickory Boulevard and run back between lines, 137 feet on the East line of Lot 25 and 137.75 feet on the West line of Lot No. 26 to a dead line on which they measure 50 feet.**

**Tract No. 2 as described in Deed to W.L. Murray and wife, by C.A. Campbell and recorded in Deed Book 1316, page 317 in the Register's Office for Davidson County, Tennessee and described as follows:**

**Beginning at the South East corner of Lot No. 25 in Block "B" of the Anderson Subdivision of record in Book No. 974, Pages 36 and 37 of said Register's Office; thence Westerly 50 feet to the South West corner of Lot No. 26 of said Anderson Subdivision.; thence South 3.30 West 50 feet to a stake; thence Easterly 50 feet to a stake; thence North 3.30 East 50 feet to the beginning corner.**

**Being the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Richard Newell Tillman and Ernest George Oeser, IV, a married couple of record in Instrument No. 20230817-0064178 Register's Office for Davidson County, Tennessee, dated August 16, 2023 and recorded on August 17, 2023 and Scrivener's Affidavit recorded on September 01, 2023, recorded in Instrument Number. 20230901-0069006.**

**This is property commonly known as: 1012 Old Hickory Blvd, Nashville, TN 37207.**

**As to 091-07-4Y-001.00: Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at Kentucky Avenue & 48th Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220818-0093620, 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 part of the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed from Bailey Benjamin Stack, a single person, dated August 16, 2022 and recorded August 18, 2022 in Instrument No. 20220818-0093619, Register's Office of Davidson County, Tennessee.**

**This is property commonly known as: 4801 Kentucky Ave., Nashville, TN 37209.**

Witness my hand this 13 day of Feburary, 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 13 day of February, 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 13 day of February, 2026.

Notary Public

Commission expires:

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