BOX 10-A

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Lauren Elaine Bars 2306 Woodmont Blvd. Nashville, TN 37215	New Owner	053-03-0-149.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, Marlborough Ventures, LLC, a Tennessee Limited Liability Company does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto Lauren Elaine Bars, unmarried woman, to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Residences at Debow & Dodson, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Residences at Debow & Dodson, a Horizontal Property Regime, of record in Instrument Number 20240605-0041953, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Marlborough Ventures, LLC, a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument No. 20250929-0077224 Register's Office for Davidson County, Tennessee.

Being also known as 1407 Debow Street, Old Hickory, TN 37138.

Karen Johnson
Batch # 1386008
02/26/2026 09:54:19 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260226-0015266

Witness my hand this 29 day of January, 2026

MARLBOROUGH VENTURES, LLC

JOE BARS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joe 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 Member of Marlborough Ventures, LLC, and that he as such Member of Marlborough Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Marlborough Ventures, LLC.

Witness my hand and official seal this 29 day of January, 2026.

Commission expires:

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

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 29 day of January, 2026.

Notary Public

Commission expires:

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