BOX 10-A

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

Karen Johnson Davidson County
Batch # 1387691 DEEDQC
03/03/2026 01:04:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260303-0016763

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Ryan Hooper & Robert Windsor & Jonathan Sutherland 505 Church Street Nashville, TN 37219	New Owner	071-16-0M-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, **Robert Windsor,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Robert Windsor and Ryan Hooper and Jonathan Sutherland, as Joint Tenants With Rights of Survivorship,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at 1311 Jones Avenue, 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 1311 Jones Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20231002-0077068, 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 1311 Jones Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20231002-0077068, 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 same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed from K. Ann James and Richard L. Escue of record in Instrument No. 20230818-0064575 Register's Office for Davidson County, Tennessee, dated August 16, 2023 and recorded on August 18, 2023.

Being the same property conveyed to Robert Windsor by Quitclaim Deed from Bars Hooper, LLC, a Tennessee limited liability company of record in Instrument No. 20231222-0098849 Register's Office for Davidson County, Tennessee, dated December 21, 2023 and recorded on December 22, 2023.

Being also known as 1311 Jones Ave, Unit B, Nashville, TN 37207.

Witness my hand this 26 day of February, 2026

ROBERT WINDSOR

STATE OF WISCONSIN
COUNTY OF Milwaukee

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Robert Windsor, 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 26th day of February, 2026.

Commission expires: 11/9/29

QUENTON THORNTON NOTARY PUBLIC STATE OF WISCONSIN

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 27 day of February, 2026.

Commission expires:

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

Notary Public