BOX 10-A

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Lamorinda Properties, LLC 4003 Murphy Road Nashville, TN 37209	Same	**148030A01200CO** **148030A01100CO** **148030A01000CO** **148030A00900CO** **104 15 0 097.00**

KNOW ALL MEN BY THESE PRESENTS THAT FOR THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID, **BARS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **LAMORINDA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** in and to the following tracts of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT A

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

These properties are known as:
3321 Ezell Road, Unit 9, Nashville, TN 37211
3321 Ezell Road, Unit 10, Nashville, TN 37211
3321 Ezell Road, Unit 11, Nashville, TN 37211
3321 Ezell Road, Unit 12, Nashville, TN 37211
2512 Natchez Trace, Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1411021 DEEDQC
04/24/2026 09:22:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260424-0034836

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23 day of April, 2026.

BARS HOLDINGS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
BRAD BARS, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, 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 the member of Bars Holdings, LLC, the within named bargainor, a limited liability company and that he as such member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as member.

Witness my hand and official seal this 23 day of April, 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 23 day of April, 2026.

_____
Notary Public

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

EXHIBIT A

3321 Ezell Road, Units 9, 10, 11, & 12, Nashville, TN 37211

Land in Davidson County, Tennessee, being Units 9, 10, 11 and 12 of Homes at Ezell Road, 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 Ezell Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230531-0041010, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same properties conveyed to Bars Holdings, LLC a Tennessee limited liability company by quitclaim deed from Bars Hooper Holdings, LLC of record in Instrument No. 20260326-0023937 in the Register's Office for Davidson County, Tennessee.

2512 Natchez Trace, Nashville, TN 37212

Land in Davidson County, Tennessee, being the Northerly 60 feet of the Southerly 90 1/2 feet of Lot No. 15 on the Map of Sunset Park Subdivision, of record in Book 332, Page 132, said Register's Office.

Said part of said Lot No. 15 fronts 60 feet on the Easterly margin of Natchez Trace, formerly 28th Avenue, South, and extends back between parallel lines 100 feet to a dead line, together with and subject to an appurtenance thereto, a Joint Driveway Agreement of record in Book 6413, Page 590, said Register's Office.

Being the same property conveyed to Bars Holdings, LLC a Tennessee limited liability company by Quitclaim Deed from Bars Hooper Holdings, LLC a Tennessee limited liability company, of record in Instrument No. 20260326-0023938 in the Register's Office for Davidson County, Tennessee.