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

Karen Johnson
Batch # 1421980
05/19/2026 10:45:14 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260519-0044764

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Bars Holdings, LLC 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	091020X00201CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Smackintosh, 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 **Bars Holdings, LLC** to the following tract of land in Davidson County, Tennessee described as follows:

A tract of land in Davidson County, Tennessee, shown on a survey by Cole Land Surveying dated July 2, 1991, and being more fully described as follows:

Beginning at an existing iron pipe in the southerly margin of Dry Creek Road, the most. northeast corner of this tract, and the most northwest corner of Kevin M. Weaver property of record in Deed Book 7693, page 141, Register's Office, Davidson County, Tennessee; thence, leaving said road and with the line of said Weaver, South 26 deg. 04 min. 43 sec. West 467.02 feet to an existing iron pin, corner to said Weaver and a corner to Grady L. Bryant property of record in Deed Book 6769, page 36; thence with the line of said Bryant, South 26 deg. 01 min. 29 sec. West 981.50 feet to an existing iron pin by a corner post, corner to said Bryant; thence continuing with the line of said Bryant for the next three calls as follows: North 12 deg. 03 min. 44 sec. East 165.82 feet to an iron pin set; thence North 50 deg. 07 min. 46 sec. West 96.94 feet to an iron pin set; thence South 85 deg. 37 min. 20 sec. West 77.24 feet to an iron pin set by a corner post in the line of said Bryant, and a corner to Donald D. Grady property of record in Deed Book 6849, page 54; thence with the line of said Grady, North 7 deg. 09 min. 30 sec. East 1251.03 feet to an iron pin set in the margin of said Dry Creek Road, corner to said Grady; thence with the margin of said road, South 85 deg, 08 min. 59 sec. East 120.22 feet to a point; thence continuing with the margin of said road and with a curve to the right having a central angle of 24 deg. 47 min. 23 sec., a radius of 1163.50 feet, an arc length of 503.40 feet, and a chord of South 72 deg. 45 min. 17 sec. East 499.48 feet to the beginning, containing 12.12 acres, more or less.

Being part of the same property conveyed to Grady Lee Bryant Sr and wife, Virginia Gayle Bryant, Trustees of the Grady Lee Bryant, Sr. and Virginia Gayle Bryant Tennessee Community Property Trust U/T/A dated December 4, 2018 by Warranty Deed of record in Instrument No. 20190315-0024009, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Smackintosh Ventures, LLC, a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument No. 20220712-0079920, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 544 Dry Creek Road, Goodlettsville, Tennessee 37072.

Witness my hand this 10th day of April, 2026
18th
May

SMACKINTOSH VENTURES, LLC

BY: _____

PAUL BUCCHI, MEMBER

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this 18 day of May, 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 18 day of May, 2026.

_____
Notary Public

Commission expires:

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