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

Karen Johnson Davidson County
Batch # 1421980 DEEDQC
05/19/2026 10:45:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260519-0044765

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, **Smack Ventures, LLC,** 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 certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 5501 California Avenue & 1407 55th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 5501 California Avenue & 1407 55th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20240415-0026600, 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 Smack Ventures, LLC by deed from Bradford Gioia and Minna Cook Gioia, Co-Trustees of the Gioia Tennessee Community Property Trust U/A/D June 17, 2021 of record in Instrument No. 20240501-0031703, Register's Office for Davidson County, Tennessee.

Being also known as 1407 55th Avenue N., Nashville, TN 37209.

Witness my hand this 10th day of April, 2026

SMACK 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 Smack Ventures, LLC, and that he as such Member of Smack Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Smack Ventures, LLC.

Witness my hand and official seal this 10 day of April, 2026.

Commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 10 day of April, 2026.

Notary Public

Commission expires:

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