This Instrument Prepared By and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Ste #300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1436646 DEEDQC
06/22/2026 03:26:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260622-0056134

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
1311 Jones, LLC 4003 Murphy Rd. Nashville, TN 37209	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 and Ryan Hooper and Jonathan Sutherland, as Joint Tenants With Rights of Survivorship, unmarried,** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **1311 Jones LLC, a Tennessee Limited Liability Company,** 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 the same property conveyed to Robert Windsor and Ryan Hooper and Jonathan Sutherland, as Join Tenants With Rights of Survivorship by Quitclaim Deed of record in Instrument No. 20260303-0016763, Register's Office for Davidson County, Tennessee.

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

Witness my hand this 16 day of June, 2026

Robert Windsor

ROBERT WINDSOR

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF ~~DAVIDSON~~ 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 16 day of June, 2026.

Commission expires: 02/24/2030

OLAWALE AJIBADE 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 17 day of June, 2026.

Notary Public

Commission expires:

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

Witness my hand this 11 day of June, 2026

RYAN HOOPER

JONATHAN SUTHERLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Hooper and Jonathan Sutherland, 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 11 day of June, 2026.

Commission expires:

Notary Public

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