RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1447883 DEEDWARR
07/16/2026 10:08:12 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20260716-0064335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF JULY, 2026.

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Uzoma Anaba	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
2021 Maple View Lane	3940 N. Ravenswood Ave.	102-03-0J-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BRADLEY J. BARS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **UZOMA ANABA, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 6519 Thunderbird Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 6519 Thunderbird Drive, a Horizontal Property Regime, of record in Instrument Number 20221021-0114652, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being a portion of the same property conveyed to Kyle England, Trustee of the 6519 Trust by Warranty deed from Shelly Wall, Executrix of the Estate of Kenneth Wayne Nash of record in Instrument No. 20220914-01402507, Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 14, 2022.

Being a portion of the same property conveyed to Bam Ventures, LLC, a Tennessee limited liability company by Warranty deed from Kyle England, Trustee of the 6519 Trust of record in Instrument No. 20220914-0102509, Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 14, 2022.

Being the same property conveyed to Herwigs Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Bam Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20221102-0118180, Register's Office for Davidson County, Tennessee, dated November 01, 2022 and recorded on November 02, 2022

Being the same property conveyed to Bradley Bars by Quitclaim deed from Herwigs Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20221205-0126554, Register's Office for Davidson County, Tennessee, dated December 02, 2022, and recorded on December 05, 2022.

This was never the marital residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2026-778

unimproved
This is improved x property, known as 6519 B Thunderbird Dr, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of July, 2026

BRADLEY J. BARS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley J. Bars, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2026.

Commission expires:

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

Notary Public

JW2026-778