Karen Johnson Davidson County
Batch# 1452730 DEEDQC
07/30/2026 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260730-0070259

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Bars Holdings, LLC 4117 Hillsboro Pike, Suite 103-265 Nashville, TN 37215	New Owner	081033Y00100CO 081033Y00200CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **CLEAR CREEK HOLDINGS, LLC** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **BARS HOLDINGS, LLC,** his heirs and assigns 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 Units A & B of Homes at 2117 12th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2117 12th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20210927-0129195, 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 Clear Creek Holdings, LLC, a Tennessee limited liability company by instrument of record in Instrument No. 20180912-0090561 in the Register's Office for Davidson County, Tennessee.

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

This improved property known as: 2117 A & B 12th Avenue North, Nashville, TN 37208

Witness my hand this 28th day of July, 20 26

CLEAR CREEK HOLDINGS, LLC

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 and who, upon oath, acknowledged himself to be Member of Clear Creek Holdings, LLC, the within named bargainor, a limited liability company, and that he as 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 seal this 28th **day** of July, **2026.**

_____
Notary Public

My Commission Expires: My Commission Expires 1/4/2027

KAREN WARD CURNUTTE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/4/2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 28th **day** of July, 2026.

_____
Notary Public

Certificate of Authenticity

I, Rebecca Stoner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the **original** document executed and authenticated according to law on 7/30/2026.

Date

Affiant **Signature**

7/30/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of July, 2026.

Notary's Signature

My Commission Expires: 10/4/27
Date

Notary's Seal (if on paper)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON