Karen Johnson
Batch # 1460145
08/18/2026 09:42:38 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260818-0076679

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 105 11 3I 001.00

WARRANTY DEED

Property Address & New Owner:
BRADLEY J. BARS, Trustee of the
BOLT RANCH REVOCABLE
LIVING TRUST
622-A Benton Avenue
Nashville, TN 37204

Mail Tax Statement to:
BRADLEY J. BARS, Trustee
4117 Hillsboro Pike, Ste 103-265
Nashville, TN 37215

The GRANTOR, **BRADLEY BARS, married**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

BRADLEY J. BARS, Trustee of the
BOLT RANCH REVOCABLE LIVING TRUST,
dated February 18, 2026

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the West one-half of Lot No. 21 on the Plan of Vine Hill of record in Plat Book 161, Page 12, in the Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot front together 75 feet on the Northerly margin of Benton Avenue and extends back between lines 170 feet to an alley.

Being the same property conveyed to BRADLEY BARS, married, by Warranty Deed of record at Instrument No. 20200611-0059636 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 161, Page 12, and any and all existing easements and restrictions as shown of record not stated herein in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustees or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 3rd day of August, 2026, by the undersigned.

BRADLEY BARS

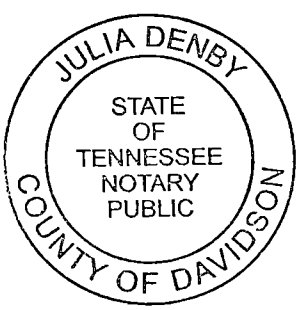
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **BRADLEY BARS,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 3rd day of August, 2026.

NOTARY PUBLIC
My Commission Expires: 11-08-2028



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 3rd day of August, 2026.

NOTARY PUBLIC

My Commission Expires: 11-08-2028

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON