Karen Johnson
Batch # 1460145
08/18/2026 09:42:38 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260818-0076680

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

Map & Parcel: 103 08 0P 001.00

WARRANTY DEED

Property Address & New Owner:
BRADLEY J. BARS, Trustee of the
BOLT RANCH REVOCABLE
LIVING TRUST
ALEXANDRIA B. BARS, Trustee of the
RICHLAND CREEK REVOCABLE
LIVING TRUST
129 43rd Avenue North
Nashville, TN 37209

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

The **GRANTORS, BRADLEY BARS and ALEXANDRIA BARS, husband and wife,** as tenants by the entirety, 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, do hereby bargain, sell, convey, and confirm the below-described property to:

One-Half (1/2) to BRADLEY J. BARS, Trustee of the BOLT RANCH REVOCABLE LIVING TRUST, dated February 18, 2026

And

One-Half (1/2) to ALEXANDRIA B. BARS, Trustee of the RICHLAND CREEK REVOCABLE LIVING TRUST, dated February 18, 2026

The BOLT RANCH REVOCABLE LIVING TRUST and the RICHLAND CREEK REVOCABLE LIVING TRUST are each trusts qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

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

> Land in Davidson County, Tennessee, being Unit A as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Unit Homes at 129 43rd Avenue North, of record in Instrument No. 20200403-0036080, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to BRADLEY BARS and ALEXANDRIA BARS, husband and wife, by Warranty Deed of record at Instrument No. 20200520-0052302 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions, easements and encumbrances as may affect the premises of record 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 Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant 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

ALEXANDRIA 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 and ALEXANDRIA BARS,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they 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

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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