Karen Johnson Davidson County
Batch # 1460145 DEEDQC
08/18/2026 09:42:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260818-0076682

Map & Parcel: 103 04 4A 001.00

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

QUIT CLAIM DEED

Property Address & New Owner:
HERWIGS HOLDINGS LLC
4117 Utah Avenue
Nashville, TN 37209

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Mail Tax Statement to:
HERWIGS HOLDINGS LLC
4117 Hillsboro Pike, Ste 103-265
Nashville, TN 37215

The GRANTOR, **BRADLEY J. BARS,** for and in consideration of Zero Dollars ($0.00), does hereby convey and quitclaim all his right, title and interest in the below-described property to:

HERWIGS HOLDINGS LLC,
a Tennessee Limited Liability Company

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

> Real property lying in Davidson County, Tennessee, being Unit A, as set out and shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at Utah & 42nd Avenue North, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20201124-0137717, Davidson County Register of Deeds, to which plan reference is hereby made for a more full and complete description of the property and its appurtenances.
>
> Being the same property conveyed to BRADLEY J. BARS by Quitclaim Deed of record at Instrument No. 20260113-0003092 in the Register's Office for Davidson County, Tennessee.

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 this 3rd day of August, 2026, by the undersigned.

BRADLEY J. 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 J. 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

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)(D)

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 Zero Dollars ($0.00).

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 11-08-2028

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON