Karen Johnson
Batch # 1460145
08/18/2026 09:42:38 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260818-0076684

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

Map & Parcel: 060 16 0P 001.00

# QUIT CLAIM DEED

Property Address & New Owner:
HERWIGS HOLDINGS LLC
2801 Jones Avenue
Nashville, TN 37207

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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:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 2801 Jones Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2801 Jones Avenue, a Horizontal Property Regime, of record in Instrument Number 20230911-0070860, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to BRADLEY J. BARS by Quitclaim Deed of record at Instrument No. 20260519-0044551 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.

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)(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