Karen Johnson Davidson County
Batch # 1460145 DEEDQC
08/18/2026 09:42:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260818-0076687

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

Map & Parcel: 102 03 0O 001.00 &
Map & Parcel: 102 03 0O 002.00

QUIT CLAIM DEED

Property Address & New Owner:
BB SOUTHERN HOLDINGS LLC
6521 Thunderbird Drive
6523 Thunderbird Drive
Nashville, TN 37209

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

The GRANTOR, **BRAD 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:

BB SOUTHERN 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:

BEING Lot 1303, Charlotte Park, Section 20, as recorded in Book 3600, Page 90, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to BRAD BARS, by Warranty Deed of record at Instrument No. 20220523-0059790 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including subject to all matters of record in Plat Book 3600, Page 90, in the Register's Office of Davidson County, Tennessee; Deed Restrictions recorded at Book 3837. Page 823, in said Register's Office, and all other matters of record, including ail items set out on any applicable plat of record.

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.

BRAD 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 **BRAD 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

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 3rd day of August, 2026.

NOTARY PUBLIC

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11-08-2028