Karen Johnson
Batch # 1460145
08/18/2026 09:42:38 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260818-0076689

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

Map & Parcel: 115 12 0 091.00

QUIT CLAIM DEED

Property Address & New Owner:
JOSEPH STANLEY BARS, Trustee of the
BOLT RANCH INVESTMENT
SERVICES TRUST
6111 Robin Hill Road
Nashville, TN 37205

Mail Tax Statement to:
JOSEPH STANLEY BARS, Trustee
4117 Hillsboro Pike, Ste 103-265
Nashville, TN 37215

The **GRANTOR, BRADLEY BARS, a married man,** for and in consideration of Zero Dollars ($0.00), do hereby convey and quit claim all of Grantor's right, title and interest in the below-described property to the following Grantee:

JOSEPH STANLEY BARS, Trustee of the
BOLT RANCH INVESTMENT SERVICES 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 23 on the Plan of West Meade Farms, Inc., Section B of record in Book 1835, Page 7, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BRADLEY BARS, a married man, by Warranty Deed of record at Instrument Number: 20230410-0025593 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and matters shown of record 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 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

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 3rd day of August, 2026.

NOTARY PUBLIC

My Commission Expires: 11-08-2028

JULIA DENBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON