Karen Johnson
Batch # 1460145
08/18/2026 09:42:38 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260818-0076692

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

Map & Parcel: 053 03 0D 001.00

QUIT CLAIM DEED

Property Address & New Owner:	*	Mail Tax Statement to:
BARS HOLDINGS LLC	*	BARS HOLDINGS LLC
1309 Debow Street	*	4117 Hillsboro Pike, Ste 103-265
Old Hickory, TN 37138	*	Nashville, TN 37215

The GRANTOR, **BRADLEY JOSEPH BARS, married,** 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:

BARS 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:

Two tracts in Davidson County, Tennessee, being the Easterly and the Westerly 69.2 feet of Lot 40-28 of Section "C" on the Revised Plan Certain Lots Between Dodson & Debow Streets Sections "C" & "D", as of record in Book 1835, Page 52, Registers Office for Davidson County, Tennessee.

TRACT NO. 1: Said part of Lot 40-28 fronts 57 feet on the Easterly side of Debow Street, and extends back between parallel lines 69.2 feet to a dead line.

TRACT NO. 2: Said part of Lot 40-28 fronts 57.0 feet on the Westerly side of a 42 foot easement for private and public utilities (formerly Dobson Street) and extends back 63.7 feet on the Northerly line and 63.6 feet on the Southerly line to a dead line in the rear on which it measures 57 feet.

Being the same property conveyed to BRADLEY JOSEPH BARS, married, by Warranty Deed of record at Instrument No. 20201102-0127552 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all 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.

BRADLEY JOSEPH 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 JOSEPH 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