Karen Johnson
Batch # 1460145
08/18/2026 09:42:38 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260818-0076693

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 105
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 081 02 2Y 002.00

QUIT CLAIM DEED

Property Address & New Owner:
BARS HOLDINGS LLC
1732-B Kellow Street
Nashville, TN 37208

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

The GRANTOR, **BRADLEY 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:

Land in Davidson County, Tennessee, being Unit B of Homes at 1732 Kellow Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1732 Kellow Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20221116-0121955, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1732 Kellow Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20221116-0121955, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to BRADLEY BARS, married, by Quitclaim Deed of record at Instrument No. 20221118-0122628 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

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 BARS

STATE OF TENNESSEE

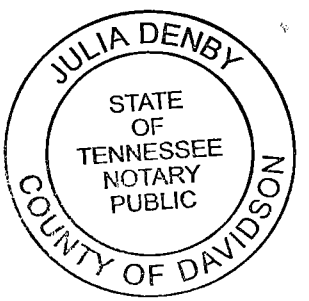
COUNTY OF DAVIDSON

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



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