Karen Johnson Davidson County
Batch # 1460145 DEEDQC
08/18/2026 09:42:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260818-0076694

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

Map & Parcel: 104 01 0 140.01

QUIT CLAIM DEED

Property Address & New Owner:
BARS HOLDINGS LLC
3634 Redmon Street
Nashville, TN 37209

Mail Tax Statement to:
BARS HOLDINGS LLC
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), 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 Lot No. I on the Plan of Redmon Cornswet, as of record in Book 3106, page 105, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Northerly margin of Redmon Street at the common corner of Lots Nos. 1 and 12 on said plan; thence with the line between said Lots Nos. 1 and 2, Northerly 165.2 feet to an iron pin; thence North 76 degrees 16 minutes West 58 feet to an iron pin in concrete in the Easterly margin of an alley; thence with the Easterly margin of said alley, South 13 degrees 47 minutes West 145.8 feet to a concrete monument at the beginning of a curve; thence along a curve to the left, having a radius of 20 feet, Southeasterly 31.6 feet to an iron pin in concrete in the Northerly margin of Redmon Street; thence with the Northerly margin of Redmon Street Easterly 40.4 feet to the beginning.

Being the same property conveyed to BRADLEY BARS, a married man, by Warranty Deed of record at Instrument No. 20220202-0012235 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 BARS

STATE OF TENNESSEE

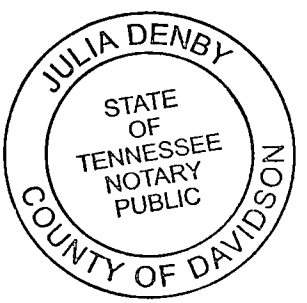
COUNTY OF DAVIDSON

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