Karen Johnson
Batch # 1460145
08/18/2026 09:42:38 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260818-0076697

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

Map & Parcel: 119 01 0U 001.00

QUIT CLAIM DEED

Property Address & New Owner:
BARS HOLDINGS LLC
2202-A Sadler Avenue
Nashville, TN 37210

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

The GRANTOR, **BRADLEY J. BARS, SR., 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, State of Tennessee, being Lot No. 45 on the Map of G. P. Rose property recorded in Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot fronts 53 feet on the East side of Sadler Avenue and extends Eastwardly between parallel lines 150 feet to a dead line.

Being the same property conveyed to BRADLEY J. BARS, SR., a married man, by Warranty Deed of record at Instrument No. 20230705-0051125 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 547, Page 74; restrictions of record in Book 6946, Page 5; and any and all existing easements and restrictions as shown of record not stated herein, all 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 this 3rd day of August, 2026, by the undersigned.

BRADLEY J. BARS, SR.

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 J. BARS, SR.** 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