Karen Johnson Davidson County
Batch # 1460145 DEEDQC
08/18/2026 09:42:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260818-0076698

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

Map & Parcel: 091 12 1E 001.00

QUIT CLAIM DEED

Property Address & New Owner:	*	Mail Tax Statement to:
HERWIGS HOLDINGS LLC	*	HERWIGS HOLDINGS LLC
4600 Georgia Avenue	*	4117 Hillsboro Pike, Ste 103-265
Nashville, TN 37209	*	Nashville, TN 37215

The GRANTOR, **BRADLEY J. BARS, as the Sole Member of BAM VENTURES, LLC,** 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:

HERWIGS 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. 501 and 503, Block 79 on the Plan of No. 1, Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to BAM VENTURES, LLC, a Tennessee limited liability company, by Warranty Deed of record at Instrument No. 20221121-0123087 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all restrictions, easements and planning documents 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 7th day of August, 2026, by the undersigned.

BAM VENTURES, LLC

BRADLEY J. BARS, Member

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, as the Sole Member of BAM VENTURES, LLC,** 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 7th 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 7th day of August, 2026.

NOTARY PUBLIC

My Commission Expires: 11-08-2028

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON