BOX 10-A

Karen Johnson Davidson County
Batch # 1460163 DEEDQC
08/18/2026 10:10:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260818-0076723

This Instrument Prepared By and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Bradley J. Bars 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	053-03-0O-001.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **RKPB Ventures, LLC,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Bradley J. Bars, a married man,** to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of the Plan of Cottages at Hadley & Lawrence, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at Hadley & Lawrence, a Horizontal Property Regime, of record in Instrument Number 20230810-0062007, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration

Being the same property conveyed to Michael John Farrell by Warranty Deed from Debra L Gilpatrick, an unmarried woman of record in Instrument No. 20230810-0062002 Register's Office for Davidson County, Tennessee, dated August 09, 2023 and recorded on August 10, 2023.

Being the same property conveyed to RKPB Ventures, LLC by Quitclaim Deed from Michael John Farrell of record in Instrument No. September 12, 2023 Register's Office for Davidson County, Tennessee, dated September 13, 2023 and recorded on 20230913-0071727 and Deed of Correction Recorded Instrument No. 20260212-0011088.

Being the same property conveyed to RKPB Ventures, LLC by Quitclaim Deed from Michael John Farrell of record in Instrument No. 20240424-0029476 Register's Office for Davidson County, Tennessee, dated April 17, 2024 and recorded on April 24, 2024.

Being also known as 1609 Hadley Ave, Old Hickory, TN 37138.

Witness my hand this 10 day of August, 2026

RKPB VENTURES. LLC

BY: _____

MIKE FARRELL, MANAGER

_____

BRADLEY J. BARS, SR., MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Mike Farrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of RKPB Ventures, LLC, and that he as such Manager of RKPB Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of RKPB Ventures, LLC.

Witness my hand and official seal this 10 day of August, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Bradley J. Bars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of RKPB Ventures, LLC, and that he as such Member of RKPB Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of RKPB Ventures, LLC.

Witness my hand and official seal this 10 day of August, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 10 day of August, 2026.

_____
Notary Public

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON