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

Map & Parcel: 053 03 0 445.00

QUIT CLAIM DEED

Property Address & New Owner:	*	Mail Tax Statement to:
HERWIGS HOLDINGS LLC	*	HERWIGS HOLDINGS LLC
1413 Hadley Avenue	*	4117 Hillsboro Pike, Ste 103-265
Old Hickory, TN 37138	*	Nashville, TN 37215

The GRANTORS, **BRADLEY J. BARS and RYAN HOOPER, as the Members of BARS HOOPER HOLDINGS LLC,** for and in consideration of Zero Dollars ($0.00), do hereby convey and quit claim all of Grantors' 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, described as follows, to wit:

Being Lot No. 240, in the plan of Section B, Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, fronting 68.0 feet on Hadley Avenue.

Being Lot No. 241, on the Plan of Section B, Village of Old Hickory, of record in Book 1424, Page 67, Registers Office for Davidson County, Tennessee, fronting 68.0 feet on Hadley Avenue.

Being the same property conveyed to BARS HOOPER HOLDINGS LLC, a Tennessee limited liability company, by Warranty Deed of record at Instrument No. 20220330-0037128 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.

Karen Johnson Davidson County
Batch # 1462101 DEEDQC
08/20/2026 08:17:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20260820-0077376

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.

BARS HOOPER HOLDINGS LLC

BRADLEY J. BARS, Member

RYAN HOOPER, Member

STATE OF TENNESSEE

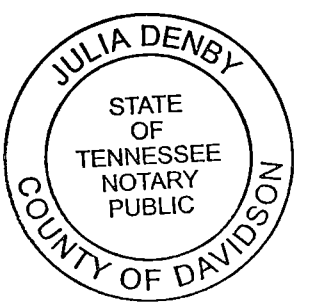
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **BRADLEY J. BARS, as the Member of BARS HOOPER HOLDINGS 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 3rd day of August, 2026.

NOTARY PUBLIC

My Commission Expires: 11-08-2028



STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **RYAN HOOPER, as the Member of BARS HOOPER HOLDINGS 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 13th day of August, 2026.

NOTARY PUBLIC

My Commission Expires:

D DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

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