BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1475458
09/21/2026 11:40:11 AM
Fees: $13.00 Taxes: $6,937.50
Davidson County
DEEDWARR
2 pgs
20260921-0087497

MICHELLE OSBORNE
NOTARY PUBLIC
STATE OF TENNESSEE
MACON COUNTY
My Commission Expires 3/5/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,875,001.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ____ DAY OF _____, 20__.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eagle Holdings, LLC dba Maxwell Group Development	NEW OWNER	
1831 12th Ave S. Ste 109	(NAME)	116 05 0 006.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRADLEY J BARS**, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EAGLE HOLDINGS, LLC DBA MAXWELL GROUP DEVELOPMENT,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the map of GEORGE N. WELCH, JR., SUBDIVISION OF WEST MEADE VILLAGE TRACT, SECTION "A" of record in Plat Book 1424, Page 71, Register's Office for said County.

Said Lot No. 4 front 175 feet on the broken Westerly margin of Jocelyn Hollow Road and extends back 375.3 feet on the Northerly line and 375.2 feet on the Southerly line to a dead line in the rear, measuring 175 feet thereon.

Being the same property conveyed to Bradley J. Bars, a married man, by Warranty Deed from Jerry E. Foreman and Lee A. Foreman, Trustees of the Jerry & Lee Foreman Living Trust, established by the Revocable Trust Agreement of Jerry E. Foreman and Lee A. Foreman dated September 25, 2023, as amended and restated from time to time, of record in Instrument No. 20260904-0082422, in the Register's Office of Davidson County, Tennessee, dated August 31, 2026, and recorded on September 4, 2026.

Property was never a martial residence for the Grantor.

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.

unimproved
This is improved x property, known as 6012 Jocelyn Hollow Rd, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of September, 2026

BRADLEY J. BARS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley J. Bars, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of September, 2026.

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

Commission expires:

Notary Public