This Instrument Prepared By:
Robert M. Pautienus III
FIDELIS LAW, PLLC
1585 Mallory Lane
Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 751342 **DEEDWARR**
11/08/2021 02:50:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211108-0149051

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
BILLY THOMAS KILO TRUST c/o MINIAPPLE ENTERTAINMENT LLC, Trustee		
1585 Mallory Lane, Suite 104	SAME	096010A00600CO
Brentwood, Tennessee 37027		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

DANIEL THOMAS NOZEL, Trustee

Sworn to and subscribed before me this 10/28, 2021.

Notary Public

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -10- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DANIEL THOMAS NOZEL as TRUSTEE of the NOZEL REVOCABLE LIVING TRUST, dated March 4, 2019, and any amendments thereto ("GRANTOR"), do hereby transfer and convey any and all interest owned by GRANTOR to ROBERT M. PAUTIENUS III, TRUSTEE ("GRANTEE") in and to that certain real estate located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Riverfront, Section Two,

Revision to Lots 6 through 12 and 16 through 22, of record in Book 7900, Page 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DANIEL THOMAS NOZEL, TRUSTEE of the NOZEL REVOCABLE LIVING TRUST dated March 4, 2019, by DANNY NOZEL, unmarried, by Warranty Deed of record, in Instrument No.#20190916-0093662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions and By-Laws of record in Book 6044, Page 545; Book 6283, Page 630, amended in Book 6571, Page 574; Book 7292, Page 985; Book 8675, Page 599; and Book 8699, Page 932, said Register's Office.

This conveyance is further made subject to: (1) All matters appearing on the Plan of record in Plat Book 7900, Page 641, said Register's Office; (2) Sewer Easement of record in Book 4806, Page 513; Book 4806, page 517; Book 4774, Page 923; Book 5580, Page 124; Book 5990, Page 348; and Book 6282, Page 653; Register's Office said County; (3) Flowage Easement of record in Book 2272, Page 231 and 337, Register's Office for said County.

This conveyance is further subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The legal description is taken from the prior deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and I, as GRANTOR covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it and the same is unencumbered, unless otherwise herein set out. The GRANTOR further covenants and binds itself, and its successors, and representatives to warrant and forever defend the title to said real estate to said GRANTEE, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

AND NOW, I, ROBERT M. PAUTIENUS III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto MINIAPPLE ENTERTAINMENT LLC, a Tennessee limited liability company, as Trustee of the BILLY THOMAS KILO TRUST, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This improved property is known as 80 Riverpoint Pass, Nashville, Tennessee 37214.

WITNESS OUR HAND this 10 | 28, 2021.

NOZEL REVOCABLE LIVING TRUST, dated March 4, 2019

By: _____

DANIEL THOMAS NOZEL, Trustee

ROBERT M. PAUTIENUS III, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL THOMAS NOZEL, TRUSTEE OF THE NOZEL REVOCABLE LIVING TRUST, dated March 4, 2021, with whom I am personally acquainted, and who acknowledged that as such Trustee, he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 10-28 2021.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. PAUTIENUS III, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 28 day of OCTOBER, 2021.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025