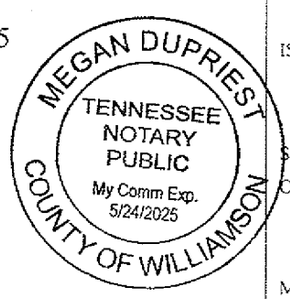
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P21-12338-BW



Karen Johnson Davidson County
Batch# 753957 DEEDWARR
11/12/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20211112-0150912

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Webb	New Owner	
80 Riverpoint Pass		096-01-0A-006.00-CO
Nashville, TN 37214		
(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, WE, **Miniapple River Entertainment LLC, as Trustee of The Billy Thomas Kilo Trust formerly known as the Nozel Revocable Living Trust, dated March 04, 2019, as amended and restated on October 8, 2021**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Webb and Amy Lee Jones Webb, husband and wife**

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. 6 on the Plan of Riverpoint, Section Two Revision to Lots 6-12 and 16-22 of record in Plat Book 7900, Page 641, 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 Danny Nozel, a single man by Warranty deed from Bart R. Comiskey and wife, Atha Comiskey of record in Instrument No. 20150527-0048717 Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on May 27, 2015.

Being the same property conveyed to Daniel Thomas Nozel, Trustee of the Nozel Revocable Living Trust, dated March 04, 2019 by Warranty deed from Danny Nozel, unmarried, being one and the same as Daniel Thomas Nozel of record in Instrument No. 20190916-0093662 Register's Office for Davidson County, Tennessee, dated September 03, 2019 and recorded on September 16, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **80 Riverpoint Pass, Nashville, TN 37214.**

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 _____ hand( ) this the 5th day of November, 2021.

The Billy Thomas Kilo Trust
By Miniapple River Entertainment LLC, as Trustee

By James Morris, Authorized Signer

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 **James Morris, Authorized Signer for Miniapple Rivertainment LLC** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of **The Billy Thomas Kilo Trust dated March 4, 2019, as amended and restated on October 8, 2021**, the within named bargainor, and Trust and that they as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **James Morris, Authorized Signer for Miniapple River Entertainment, LLC**, as such **Trustee**.

Witness my hand and official seal this the 4th day of November, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/4/21.

Affiant Signature

11/5/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/5/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON