Karen Johnson Davidson County
Batch# 869796 DEEDWARR
06/13/2022 09:16:33 AM 5 pgs
Fees: $28.00 Taxes: $1,813.00
20220613-0066700

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $490,000.00 William Ryan Affiant Subscribed and sworn to before me This 31st day of May 2022. SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Sarah E. Jones Notary Public My Commission Expires: 11/13/25

Address New Owners as:	Tax Bill To:	Map / Parcel
Five Peppers Entertainment, LLC **4617 Old Hickory Blvd.** **Old Hickory, TN 37138**	New Owner	075 09 0 154.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16361

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Joyce Maxine Owens, Myles Owens IV, Reggie Renaldo Owens, Chandra Dawn Owens, and Sebra Larine Owens**, (hereinafter referred to as "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Five Peppers Entertainment, LLC,** a Tennessee limited liability company, (hereinafter referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being a part of Lot No. 8 on the Map of the Division of John Donaldson Lands, of record in Minute Book "T", Pages

620 and 621, County Court for said County, and described according to a copy of a survey made February 21, 1957, by J.R. Wauford & Co., Engineers, as follows:

Beginning at an iron pin in the west margin of the New Old Hickory Blvd., being the southeast corner of the Lucille Washington Tract and the northeast corner of this tract; thence with the west margin of the said New Old Hickory Boulevard, south 17 deg. East 168 feet to an iron pin; thence south 87 deg. 55' West 138.1 feet to an iron pin in G. Washington's east boundary line; thence with an old fence row, North 1 deg. 06' East 169 feet to a corner post in Lucille Washington's south line; thence with her south line, south 89 deg. 45' East 86.1 feet to the point of beginning, containing .435 acres, more or less.

Being the same property conveyed to C.B. Howse and wife, Madolyn O. Howse, by deed from Nicie Lee Thomas, a widow, of record in Book 2809, Page 342, Register's Office for Davidson County, Tennessee. Madolyn O. Howse having predeceased C.B. Howse. C.B. Howse, also known as C.B. Howse Sr., having died and under Item Ten of the Last Will and Testament of C.B. Howse, Sr., deceased, of record in Probate File No. 79626, Probate Court Clerk's Office for Davidson County, Tennessee, and recorded in Instrument No. 20170922-0097233, Register of Deeds Office for Davidson County, Tennessee, property was devised to Myles Owens, III. Myles Owens, III, having died intestate as evidenced by Probate File No. 19P38, Probate Court Clerk's Office for Davidson County, Tennessee, leaving Joyce Maxine Owens, Myles Owens, IV, Reggie Renaldo Owens, Chandra Dawn Owens and Sebra Larine Owens, as the heirs-at-law of Myles Owens, III, deceased.

This is improved property known as 4617 Old Hickory Blvd., Old Hickory, TN 37138.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2021 and subsequent years, a lien due and payable in the amount of $3,546.50
2. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel: 07509015400
3. Subject to all matters on the unrecorded survey by J.R. Wauford & Co., Engineers, dated February 21, 1957
4. Subject to Leases recorded in Book 7901, Page 526 and Instrument No. 20081126-0115896
5. Subject to Tax Liens against Five Peppers Entertainment, LLC in Instrument No. 20160415-0036414 and Instrument No. 20200331-0034570

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of May 2022.

GRANTOR:

Joyce Maxine Owens

Joyce Maxine Owens

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned of the state and county mentioned, personally appeared **Joyce Maxine Owens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 31st day of May 2022.

Sarah E. Jones

Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Myles Owens IV

Myles Owens IV

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned of the state and county mentioned, personally appeared **Myles Owens IV**, 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 seal, at Nashville TN, this 31st day of May 2022.

Sarah E. Jones
Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Reggie Renaldo Owens

Reggie Renaldo Owens

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned of the state and county mentioned, personally appeared **Reggie Renaldo Owens**, 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 seal, at Nashville TN, this 31st day of May 2022.

Sarah E. Jones
Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Chandra Dawn Owens

Chandra Dawn Owens

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned of the state and county mentioned, personally appeared **Chandra Dawn Owens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville TN, this 31st day of May 2022.

Sarah E. Jones
Notary Public

My Commission Expires: 11/13/23

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Sebra Larine Owens

Sebra Larine Owens

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned of the state and county mentioned, personally appeared **Sebra Larine Owens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville TN, this 31st day of May 2022.

Sarah E. Jones
Notary Public

My Commission Expires: 11/13/23

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY