# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062955 DEEDWARR
10/19/2023 01 14 48 PM 2 pgs
Fees $13 00 Taxes $4,514 00

20231019-0082085

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/07/2025 DAVIDSON COUNTY

RW-TAG-23-517-27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,220,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 7-7-25 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Pepper Entertainment, Inc** | same as new owner | |
| (NAME) | (NAME) | **092-10-0M-007 00-CO** |
| **230 S Phillips Ave Ste 202** | | |
| (ADDRESS) | (ADDRESS) | |
| **Sioux Falls,, SD 57104** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **517 27TH AVE N, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PEPPER ENTERTAINMENT, INC, A SOUTH DAKOTA CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit.

Land in Davidson County, Tennessee, being Unit No. 7, and together with the appurtenant interest in the common elements of Axis 27 Condominiums, a horizontal property regime established by Declaration of record as Instrument No 20190301-0019077, and amended as Instrument No 20190729-0074467, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Declaration

Being the same property conveyed to 517 27th Ave N, LLC by Warranty deed from CET Investments LLC, a Tennessee limited liability company of record in Instrument No 20210723-0099206 Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on July 23, 2021

This conveyance is subject to.

- Taxes for the year 2023, and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20190301-0019076, and amended in Instrument Nos 20190502-0040851, 20190729-0074468, 20200706-0072542, 20210513-0064928, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20190301-0019077 and amended in Instrument No. 20190729-0074467, Register's Office for Davidson County, Tennessee
- Restrictions of record as Instrument Number 20180817-0081873 in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190219-0014837, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20201201-0139310, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20190514-0045337, 20190514-0045338, in the Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20190924-0097049, 20190924-0097050, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **517 27th Ave N #2, Nashville, Tennessee 37209**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF OCTOBER, 2023.

517 27th Ave N, LLC

BY: _____
Christopher Muscatello
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER MUSCATELLO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 517 27TH AVE N, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 18th of October, 2023.

_____
Notary Public
My Commission Expires 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212