RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1178110 DEEDWARR
09/05/2024 09:34:01 AM 2 pgs
Fees: $13.00 Taxes: $5,994.00
20240905-0068294

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY
My Comm Exp. April 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Kristina Iantosca, Astoria Title and Escrow, LLC, 55 Music Square W, 2nd Floor, Nashville, TN 37203

File No.: 2024-003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Hull	Michael Hull	104 08 0 333.00
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste. 103-265	4117 Hillsboro Pike, Ste. 103-265	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RED BANDANA MUSIC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL HULL, A MARRIED MAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Units A, B, & C of Homes at 1315 16th Avenue South, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1315 16th Avenue South, a Horizontal Property Regime, of record in Instrument Number 20240723-0055209, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common

elements as set forth in said Declaration.

Being the same property conveyed to Red Bandana Music, LLC, a Tennessee limited liability company by Quitclaim Deed from Robert John DiPiero and wife, Leslie Tomasino DiPiero of record in Instrument No. 20160415-0036495 Register's Office for Davidson County, Tennessee, dated April 1, 2016 and recorded on April 15, 2016.

unimproved ☐
This is improved ☑ property, known as 1315 16th Ave S, Nashville, TN 37212
(House No.) (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 successors 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 our hands this 29th day of August, 2024.

Red Bandana Music, LLC, a Tennessee limited liability company

BY: _____
Robert DiPiero, Sole Member and Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert DiPiero, Sole Member and Manager, on behalf of Red Bandana Music, LLC, a Tennessee limited liability company, with whom I am personally acquainted, or who 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 at office this 29th day of August, 2024.

Kristina F. Iantosca
Notary Public Kristina F. Iantosca
My Commission Expires: 3/9/2027

Kristina F Iantosca
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson