This Instrument was prepared by:
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108 S. Grange Ave
Sioux Falls, SD 57104
(605) 910-7645

Karen Johnson Davidson County
Batch# 1277266 DEEDQC
05/23/2025 02:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250523-0040927

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Pepper Entertainment, Inc., a South Dakota corporation**, of 230 S Phillips Ave Ste 202, Sioux Falls, SD 57104, hereinafter called the Grantor, does hereby quitclaim unto **Take It On The Run, LLC, a South Dakota limited liability company**, of 230 S Phillips Ave #202, Sioux Falls, SD 57104, hereinafter called the Grantor, his/her/its/their heirs, successors and assigns, all right, title and interest in and to 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, as 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

Being the same property conveyed to Pepper Entertainment, Inc. by Warranty Deed from 517 27th Ave N, LLC, a Tennessee limited liability company of record in Instrument No. 20231019-0082085, Register's Office for Davidson County, Tennessee, dated October 18, 2023 and recorded on October 19, 2023

This conveyance is subject to:

- Taxes for the year 2025, 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 No. 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 No. 20190301-0019077 and amended in Instrument No. 20190729-0074467, Register's Office for Davidson County, Tennessee
- Restrictions of Record as Instrument No. 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 No. 20190219-0014837, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of Record in Instrument No. 20201201-0139310, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Right-of-Way of Record in Instrument Nos. 20190514-0045337, 20190514-0045338, in the Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Nos. 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**

(SIGNATURES TO FOLLOW ON NEXT PAGE)

IN TESTIMONY WHEREOF I have hereunto set my hand this 21st day of May, 2025.

PEPPER ENTERTAINMENT, INC.

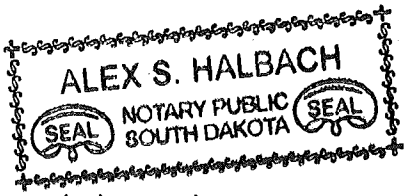
By: Dennis Aanenson
Its: Member

STATE OF SOUTH DAKOTA
COUNTY OF MINNEHAHA

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Dennis Aanenson, on behalf of Pepper Entertainment, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that her executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 21st day of May, 2025.

Notary Public



My commission expires:

03/01/29

The following information is not a part of this Deed:

Property Address:	517 27th Ave N #2 Nashville, TN 37212
Owner's Name and Address	Take It On The Run, LLC 230 S Phillips Ave #202 Sioux Falls, SD 57104
Parcel Number	092-10-0M-007 00-CO
Mail Tax Bills to:	NEW OWNERS

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Affiant

Subscribed and sworn before me, this 22nd day of May, 2025.

Notary

JACK BROWN
SEAL NOTARY PUBLIC SOUTH DAKOTA SEAL

Certificate of Authenticity

I, Jack W. Brown, 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 5/23/25.

Date

Affiant Signature

5/23/25

Date

State of South Dakota

County of Minnehaha

Sworn to and subscribed before me this 23 day of May, 20 25.

Notary's Signature

STEFAN SZWARC
NOTARY PUBLIC
SOUTH DAKOTA
SEAL
My Commission Expires 11/6/26

My Commission Expires: 11/6/26

Date

Notary's Seal (if on paper)