This Instrument was prepared by:
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Karen Johnson Davidson County
Batch# 1277321 DEEDQC
05/23/2025 03:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250523-0041061

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. 15 on the Plan of Cityview South, a Horizontal Property Regime with Private Elements of Record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210222-0020915, 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 a portion of the same property conveyed to IPA Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from RSD Carson Street, LLC, a Tennessee limited liability company of record in Instrument No. 20210212-0020611, Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 12, 2021.

Being the same property conveyed to JDAL Land Company, LLC by Special Warranty Deed from RSD Carson Street, LLC, a Tennessee limited liability company of record in Instrument No. 20230630-0050193, Register's Office for Davidson County, Tennessee, dated June 16, 2023 and recorded on June 30, 2023.

Being the same property conveyed to Pepper Entertainment, Inc. by Warranty Deed from JDAL Land Company, LLC, a Nevada limited liability company of record in Instrument 20231129-0092211, Register's Office for Davidson County, Tennessee, dated November 27, 2023 and recorded November 29, 2023.

This is property more commonly known as **2176 Carson Street, #14, Nashville, TN 37211**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) all matters shown on the Plan of Record, Register's Office for Davidson County, Tennessee.

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.

ALEX S. HALBACH
SEAL NOTARY PUBLIC SOUTH DAKOTA SEAL

Notary Public

My commission expires:

3/1/29

The following information is not a part of this Deed:

Property Address:	2176 Carson St Nashville, TN 37211
Owner's Name and Address	Take It On The Run, LLC 230 S Phillips Ave #202 Sioux Falls, SD 57104
Parcel Number	105-16-0S-015-00
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
NOTARY PUBLIC
SOUTH DAKOTA
SEAL 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, 2025.

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)