Karen Johnson Davidson County
Batch# 1000636 DEEDWARR
05/08/2023 02:37:30 PM 5 pgs
Fees: $28.00 Taxes: $1,849.63
20230508-0034256

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63103

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Hive Nashville, LLC 500 Madison Street 312 Nashville, TN 37208	376-2 Hermon dr Nashville TN 37210

TAX MAP PARCEL NUMBERS: 082090P10200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$499,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sasha Dobrovolsky, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hive Nashville, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 102, together with parking space No. 102 of Summer Street Lofts Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Doc. No. 20060210-0016660 amended in Doc. No. 20060919-0116175, Doc. No. 20061215-0154790, Doc. No. 20071205-0140921, Doc. No. 20110805-0060498, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Sasha Dobrovolsky, by Warranty Deed from Germantown Partners, LLC, dated November 30, 2012 and recorded on December 4, 2012 of record in Instrument No. 20121204-0111535, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record shown as Exhibit "A" to the Master Deed in Doc. No. 20060210-0016660, amended in Doc. No. 20060919-0116175, Doc. No. 20061215-0154790, Doc. No. 20071205-0140921 and Doc. No. 20110805-0060498, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20060210-0016660, amended in Instrument No. 20060919-0116175, Instrument No. 20061215-0154790, Instrument No. 20071205-0140921, Instrument No. 20110805-0060498 and Instrument No. 20170630-0066058, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Restrictions set forth in Doc.

No. 20030131-0013511, said Register's Office. Charter of Summer Street Lofts Association, Inc. of record in Instrument No. 20060307-0026605, said Register's Office. Phillips-Jackson Street Redevelopment Plan Restrictions of record in Book 11625, page 280, said Register's Office. All Matters shown on Doc. No. 20040224-0020831, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Doc. No. 20051114-0137103, said Register's Office; Storm Detention Agreement of record in Doc. No. 20051114-0137101, said Register's Office.

This instrument is executed on behalf of Sasha Dobrovolsky by Seema Prasad pursuant to a Power of Attorney executed by him on the 4th day of May, 2023, of record in Instrument No. 202305080034255, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 500 Madison Street, # 102, Nashville, TN 37208

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of May, 2023.

Sasha Dobrovolsky by Seema Prasad

Sasha Dobrovolsky by Seema Prasad his Attorney-in-Fact

Attorney in Fact

State of Tennessee

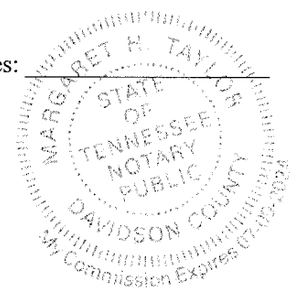
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Seema Prasad** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sasha Dobrovolsky**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2023.

Notary

My Commission Expires: _____



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $499,900.00.

Affiant

Sworn and subscribed before me this 5th day of May, 2023.

Notary

My Commission Expires: _____

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
10/27/2026
COUNTY OF DAVIDSON

Deed Warranty w POA BP WTI - 12/92

EXHIBIT "A"

To

Warranty Deed

FROM: Sasha Dobrovolsky

TO: Hive Nashville, LLC

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Seema Prasad

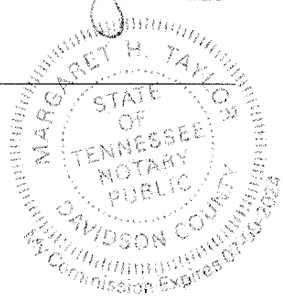
Seema Prasad, Affiant

Sworn to and subscribed before me this 5th day of May, 2023.

Margaret A Taylor

Notary Public

My Commission Expires: _____



I, Kara Wall, 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 5/5/23 (date of document).

Affiant Signature

Date 5/8/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025