Karen Johnson Davidson County
Batch# 1022190 DEEDWARRSP
07/03/2023 10:17:32 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00
20230703-0050611

G#36760-8

BOX #14

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: RES-23-HYVE611

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Schmidt and Melissa Marshall	Regions Bank	Property 1: 093 14 0A 607.00 CO
(NAME) 1300 27th Place S, Apt 86 ~~635 7th Avenue S, Unit 611~~ ~~Nashville, TN 37203~~ Birmingham, AL 35205-2566	(NAME) 2050 Parkway Office Circle Hoover, AL 35244	
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, 629 Seventh LP, a Tennessee limited partnership, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, Christopher Schmidt and Melissa Marshall, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit 611, as specified on the Plat shown in the Condominium Declaration, on the Plan of The Hyve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et esq., as amended, Tennessee Code Annotated, and as established by a Condominium Declaration of The Hyve Condominiums, of record in Instrument No. 20230424-0030022, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws not record, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Condominium Declaration. Reference is hereby made to the Plan of The Hyve Condominiums, for placement of Units, as shown on Exhibit "E" to the Condominium Declaration of record in Instrument No. 20230424-0030022, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to 629 7th Avenue South, LLC, Michigan limited liability company, from Jan A. Rasmussen and Lene S. Rasmussen, husband and wife, by Special Warranty Deed dated 01/14/2020, recorded 01/15/2020, in Instrument Number 20200115-0005604, in the Register's Office for Davidson County, Tennessee. The said 629 7th Avenue South, LLC having since merged with and into 629 Seventh LP, a Tennessee limited partnership, pursuant to Articles of Merger of record in Instrument Nos. 20210524-0070344 and 20210528-0072611, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 635 7th Avenue South, 611, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 hand this 30th day of June, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

629 Seventh LP, a Tennessee limited partnership

By: _____
Adam G. LaFevor, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of June, 2023 , before me, the undersigned Notary Public in and for said County and State, personally appeared Adam G. LaFevor, known to me (or proved to me on the basis of satisfactory evidence) to be the person or person(s) described in, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of 629 Seventh LP, a Tennessee limited partnership, the within named bargainor, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 30 day of June, 2023.

_____
Notary Signature
My commission expires: 10/20/2026

