Karen Johnson Davidson County
Batch# 1029096 DEEDQC
07/21/2023 09:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230721-0056290

ADDRESS OF NEW OWNER	SENT TAX BILL TO:	PARCEL IDENTIFICATION:
HYVE 208 LLC, TRUSTEE C/O LAW GUYS PLLC 1555 RIO GRANDE AVE. FORT WORTH, TEXAS 76102	HYVE 208 LLC, TRUSTEE 464 WHITTIER AVENUE GLEN ELLEN, ILLINOIS 60137	MAP/ PARCEL: 093 14 0A 211.00 CO

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF,
AND, AFTER RECORDING, RETURN TO:
LAW GUYS PLLC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102

Excise Tax: $ 0.00
Tenn. Code Ann. § 67-4-409
TN ST §67-4-409(a)(1)(E)

THE STATE OF TENNESSEE §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

GRANTOR: **MICHAEL DEGRAF** and **CHRISTINE DEGRAF**, husband and wife, whose mailing address is 464 Whittier Avenue, Glen Ellen, Illinois 60137.

GRANTEE: **HYVE 208 LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TRUSTEE OF HYVE 208 REVOCABLE TRUST**, whose mailing address is c/o Law Guys PLLC, 1555 Rio Grande Avenue, Fort Worth, Texas 76102.

CONSIDERATION: **NONE.**

PROPERTY: See Attached **EXHIBIT "A".**

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor, in exchange for the Consideration, has **GRANTED, SOLD, AND CONVEYED, AND BY THESE PRESENTS DOES GRANT, SELL, AND CONVEY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.

GRANTOR:

MICHAEL DEGRAF **CHRISTINE DEGRAF**

STATE OF TEXAS §
COUNTY OF TARRANT §

I, the undersigned Notary Public, certify that today, the 21st day of July, 2023;
(1) Michael DeGraf and Christine DeGraf appeared before me and acknowledged and executed this Quitclaim Deed for the consideration and in the capacity stated; and
(2) I attested to the execution of this instrument by the Grantor in the place and on the date specified above.

This is an online notarial act.

LISA KAY SPEIR
Notary Public, State of Texas
ID# 4215236
My Commission Expires
April 24, 2027

(SEAL)

Lisa Kay Speir
Notary Public, State of Texas
My commission expires on 04/24/2027

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 208 established pursuant to the Condominium Declaration for Hyve, of record in Instrument Number 20230424-0030022, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "E" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being that certain property as described in and conveyed by that certain Special Warranty Deed from 629 Seventh LP, a Tennessee limited partnership, to Michael DeGraf and Christine DeGraf, dated June 26, 2023, and of record on June 27, 2023, in Instrument No. 20230627-0048724, in the Register's Office for Davidson County, Tennessee.

Previously 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.

Tax/Map ID 093 14 0A 211.00 CO.

Commonly known as 635 7th Avenue South, Unit 208, Nashville, Tennessee 37203.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Christopher Stephen Tobin, 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 Friday, July 21, 2023.

Christopher Stephen Tobin
Friday, July 21, 2023

STATE OF TEXAS §
COUNTY OF TARRANT §

I, the undersigned Notary Public, certify that today, the 21st day of July, 2023, Christopher Stephen Tobin appeared before me and acknowledged and executed this Tennessee Certification of Electronic Document in the place and on the date specified above.

This is an online notarial act.

LISA KAY SPEIR
Notary Public, State of Texas
ID# 4215236
My Commission Expires
April 24, 2027

(SEAL)

Lisa Kay Speir
Notary Public, State of Texas
My commission expires on 04/24/2027