QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1052442 DEEDQC
09/21/2023 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230921-0074212

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
DESTINATION NASH, LLC (NAME)	**NEW OWNER** (NAME)	**093140A20400CO**
801 East Fairmount Road Burbank, CA 91501 (ADDRESS)	_____ _____ (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of September, 2023, the undersigned, **JAMES BLAINE ROWLAND, III AND JESSICA RAQUEL ROWLAND, HUSBAND AND WIFE** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **DESTINATION NASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE,** being commonly known as **635 7TH AVENUE SOUTH, UNIT 215, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. 215 establsihed 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 the same property conveyed to James Blaine Rowland, III and Jessica Raquel Rowland, husband and wife, by Warranty Deed from 629 Seventh LP, a Tennessee limited partnership, of record in Instrument No. 20230906-0069796, dated August 31, 2023, and recorded on September 6, 2023, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as: 635 7th Avenue South, Unit 215, Nashville, Tennessee 37203.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of September, 2023.

GRANTOR: JAMES BLAINE ROWLAND, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JAMES BLAINE ROWLAND, III,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ____ day of September, 2023.

Notary Public

See attached
My Commission Expires

GRANTOR: JESSICA RAQUEL ROWLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JESSICA RAQUEL ROWLAND,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ____ day of September, 2023.

Notary Public

See attached
My Commission Expires

202309210074212

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On 09/20/2023 before me, ANUDEEP SINGH, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared James Blaine Rowland III & Jessica Raquel Rowland.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VRS5 ANUDEEP SINGH
COMM. # 2371934
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug 22, 2025 VRS5

Signature _____ (Seal)

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **September 21, 2023**.

Affiant Signature

9/21/23

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **21st** day of **September**, 20**23**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY