Karen Johnson Davidson County
Batch# 1061004 DEEDWARRSP
10/16/2023 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20231016-0081177

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

MACKENZIE HUDSON — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

File No.: RES-23-HYVE418

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
Kenyon S. Blacker and Michaela Blacker	Deephaven Mortgage LLC	Property 1: 093 14 0A 401.00 CO
(NAME)	(NAME)	
1576 Liberty Lane Gallatin, TN 37066	3530 Toringdon Way Ste. 300 Charlotte, NC 28277	
(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, Kenyon S. Blacker and Michaela Blacker, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 418 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 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, Unit 418, 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 13th day of October, 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

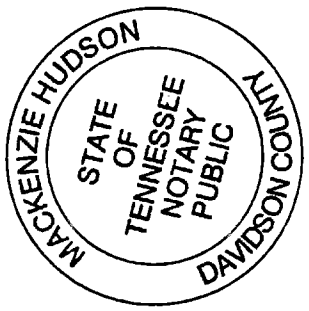
By: _____
Meg Epstein, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of October, 2023 , before me, the undersigned Notary Public in and for said County and State, personally appeared Meg Epstein, 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 Signor of 629 Seventh LP, a Tennessee limited partnership, the within named bargainor, and that he/she as such Authorized Signor executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 13th day of October, 2023.

_____
Notary Signature
My commission expires: 9-8-25



Certificate of Authenticity

I, Lilly Turman, 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 October 16, 2023.

Affiant Signature

10/16/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16 day of October, 2023.

Notary's Signature

My Commission Expires: 6/26/27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027

File No. RES-23-HYVE418