SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1085477 DEEDWARRSP
12/22/2023 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20231222-0099028

File No.: RES-23-HYVE317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of December, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/04/2027
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp 10/4/2027
COUNTY OF DAVIDSON

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
Oscar & Associates, LLC	East Coast Capital Corp	Property T: 093 14 0A 302.00 CO
(NAME)	(NAME)	
233 East 69th Street Apt. 9J New York, NY 10021	25 Melville Park Road Suite 200 Melville, NY 11747	
(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, Oscar & Associates, LLC, a Tennessee Limited Liability Company, 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. 317 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 317, 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 22 day of December, 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 Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of December, 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 22 day of December, 2023.

_____
Notary Signature
My commission expires: 10/04/2027



Certificate of Authenticity

I, Kim Wyatt, 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 December 22, 2023.

Kim Wyatt
Affiant Signature

12/22/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 22 day of December, 2023.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal



File No. RES-23-HYVE317