Karen Johnson Davidson County
Batch# 1094586 DEEDQC
01/26/2024 08:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240126-0005283

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-8-25
(AFFIX SEAL)

MACKENZIE HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **CHOUETTE HOLDINGS, LLC** | NEW OWNER | **093 14 OA 410.00** |
| (NAME) | (NAME) | |
| **718 THOMPSON LANE, SUITE 108-273** | | |
| (ADDRESS) | (ADDRESS) | |
| **NASHVILLE, TN 37204** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **629 SEVENTH, L.P., A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY **CHOUETTE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ALL OF ITS INTEREST IN A 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. 409 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.

unimproved ☐
This is improved ☒ property, known as 635 7TH AVENUE SOUTH, UNIT 409, NASHVILLE, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever 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 25 day of January, 2024.

**629 SEVENTH, L.P., A TENNESSEE LIMITED PARTNERSHIP**

**By:** _____
**Adam G. LaFevor**

**Its: Authorized Agent**

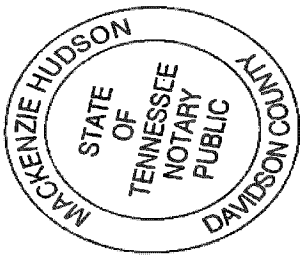
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25 day of January, 2024, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Authorized Agent for 629 Seventh, L.P., a Tennessee limited partnership, and that he, as Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25 day of January, 2024.

My Commission Expires: 9-8-25

_____
Notary Public



Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 1-25-24 (date).

Affiant Signature

1-25-24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25 day of January, 2024.

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY