QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

Karen Johnson Davidson County
Batch# 1094590 DEEDQC
01/26/2024 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240126-0005289

File No.: RES-23-HYVE415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/31/27
(AFFIX SEAL)

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 10/31/2027

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
629 7th Avenue South, LLC	NEW OWNER	093 14 0A 404.00 CO
(NAME)	(NAME)	
1219 4th Avenue South Nashville, TN 37210	(SAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **HYVE 415 HOLDINGS, L.P., A TENNESSEE LIMITED PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all right, title, and interest unto, **629 7th Avenue South, LLC, Michigan 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. 415 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.

Further being all of the same property conveyed to Hyve 415 Holdings, L.P., a Tennessee limited partnership, from 629 Seventh, L.P., a Tennessee limited partnership, by Quitclaim Deed dated November 7, 2023, recorded November 9, 2023, in Instrument No. 20231109-0087750, in the Register's Office for Davidson County, Tennessee.

This is **improved** property, known as 635 7th Avenue South, Unit 415, 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/our hand(s) this 22nd day of January, 2024.

HYVE 415HOLDINGS, L.P., A TENNESSEE LIMITED PARTNERSHIP

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THIS 22ND DAY OF JANUARY, 2024 , 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 HYVE 415HOLDINGS, L.P., 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 22nd DAY OF January, 2024.

_____
NOTARY SIGNATURE
MY COMMISSION EXPIRES: 10/31/27

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/31/2027

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tiffany Rocker, 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 January 25, 2024.

Affiant Signature

1/25/2024
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: 10/04/2027

Notary's Seal

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON

File No. RES-23-HYVE415