Karen Johnson Davidson County
Batch# 1102203 DEEDWARR
02/20/2024 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $3,219.00
20240220-0011134

WARRANTY DEED

MADELYN N REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Nov 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED SEVENTY THOUSAND AND 00/100 (870,000.00)

James L Hoppe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF FEBRUARY, 2024.

Madelyn N Reynolds
Notary Public

MY COMMISSION EXPIRES: 14th February 2024

AFFIX SEAL

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

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ready Set Nashville, LLC (NAME)	**NEW OWNER** (NAME)	**093 14 0A 209.00**
635 7th Avenue South Nashville, TN 37203 (ADDRESS)	**10 South La Salle Street, Suite 3100 Chicago, IL 60603** (ADDRESS)	

WARRANTY 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 14th day of February, 2024, the undersigned, **JAMES L. HOPPE AND DANA K. HOPPE, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **READY SET NASHVILLE, LLC, A MONTANA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **635 7TH AVENUE SOUTH, #210, NASHVILLE, TN 37203** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 210 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 the same property conveyed to James L. Hoppe and Dana K. Hoppe, husband and wife, by Warranty Deed from 629 Seventh LP, a Tennessee Partnership, of record in Instrument No. 20230605-0042598, in the Register's Office of Davidson County, Tennessee, dated May 31, 2023 and recorded on June 05, 2023.

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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of February, 2024.

GRANTOR: James L. Hoppe

James L Hoppe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **James L. Hoppe**, 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 person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

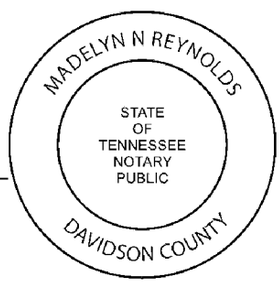
WITNESS my hand, at office, on this 14th day of February, 2024.

Madelyn N Reynolds

Notary Public

My Commission Expires

14th February 2024



Online Notary Public
My Commission Expires:
Nov 6, 2024

GRANTOR: Dana K. Hoppe

Dana K. Hoppe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Dana K. Hoppe**, 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 person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

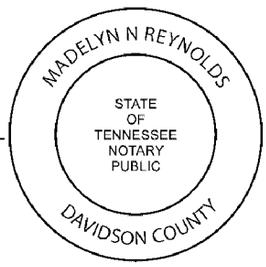
WITNESS my hand, at office, on this 14th day of February, 2024.

Madelyn N Reynolds

Notary Public

My Commission Expires

14th February 2024



Online Notary Public
My Commission Expires:
Nov 6, 2024

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 February 14, 2024.

Affiant Signature

2/14/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 14 day of February, 2024.

Notary Public

Notary's Seal:

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