QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1106591 DEEDQC
03/01/2024 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240301-0014488

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/04/27
(AFFIX SEAL)

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

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 NUMBER
HYVE 218 HOLDINGS, L.P.	NEW OWNER	093 14 0A 201.00 CO
1219 4th Avenue South	(NAME)	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210		
(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 **HYVE 218 HOLDINGS, L.P., A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **629 SEVENTH, L.P., A TENNESSEE LIMITED PARTNERSHIP,** 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. 218 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 the same property conveyed to Hyve 218 Holdings, L.P., a Tennessee Limited Partnership, from 629 Seventh, L.P., a Tennessee Limited Partnership, by Quitclaim Deed dated December 15, 2023, recorded December 15, 2023, in Instrument No. 20231215-0096907, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 635 7TH AVENUE SOUTH, UNIT 218, 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 28 day of February, 2024.

HYVE 218 HOLDINGS, L.P., A TENNESSEE LIMITED PARTNERSHIP

By: _____
Adam G. LaFevor
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28 day of February, 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 218 Holdings, 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 28 day of February, 2024.

My Commission Expires: 10/04/27

_____
Notary Public

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

Certificate of Authenticity

I, Tiffany Rooker, 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 March 1, 2024.

Tiffany Rooker
Affiant Signature

3/01/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 1 day of March, 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-24-HYVE218