Karen Johnson Davidson County
Batch# 1115295 DEEDQC
03/26/2024 03:53:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240326-0021099

QUITCLAIM DEED

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

Tiffany Rooker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 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 NUMBERS
HYVE COMMERCIAL HOLDINGS, L.P.	NEW OWNER	See attached Exhibit "A"
(NAME)	(NAME)	
6564 S. STATE ROAD, SUITE 400		
(ADDRESS)	(ADDRESS)	
SALINE, MI 48176		
(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 **HYVE COMMERCIAL HOLDINGS, 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:

SEE ATTACHED EXHIBIT "A"

unimproved ☐
This is improved ☒ property, known as 635 7TH AVENUE SOUTH, UNITS 101,102,103,107,631, & 633, 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 25th day of March, 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 25th day of March, 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 25th day of March, 2024.

My Commission Expires: 10/31/27

_____
Notary Public

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

EXHIBIT "A"

Parcel 1

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 101 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.

Parcel No.: 093 14 0A 112.00

Parcel 2

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 102 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.

Parcel No.: 093 14 0A 112.00

Parcel 3

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 103 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.

Parcel No.: 093 14 0A 112.00

Parcel 4

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 107 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.

Parcel No.: 093 14 0A 101.00

Parcel 5

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 631 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.

Parcel No.: 093 14 0A 631.00

Parcel 6

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 633 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.

Parcel No.: 093 14 0A 633.00

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 25, 2024.

Tiffany Rooker
Affiant Signature

3/25/24
Date

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal

