Karen Johnson Davidson County
Batch# 1131841 DEEDQC
05/07/2024 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240507-0033521

QUITCLAIM DEED

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 6 DAY OF ~~March~~ May, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/8/28
(AFFIX SEAL)

ADAM G. LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

File No.: RES-24-HYVE316

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
KRBB, LLC	NEW OWNER	093 14 0A 303.00 CO
(NAME)	(NAME)	
3981 Burwood Place Drive **Thompson's Station, TN 37179**	(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, **ROBERT HYER AND CHRISTY HYER, HUSBAND AND WIFE** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all right, title, and interest unto, **KRBB, LLC, a Delaware 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. 316 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 part of the same property conveyed to ROBERT HYER AND CHRISTY HYER, HUSBAND AND WIFE, from 629 Seventh LP, a Tennessee limited partnership, by Special Warranty Deed dated 03/15/2024, recorded 03/19/2024, in Instrument Number 20240319-0018970, in the Register's Office for Davidson County, Tennessee

This is **improved** property, known as 635 7th Avenue South, Unit 316, 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 1 day of May, 2024.

Robert Hyer

Christy Hyer

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Hyer and Christy Hyer,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of May, 2024.

Commission expires: 3/8/28

Notary Public

SEE ATTACHED ACKNOWLEDGMENT

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

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

CALIFORNIA ALL PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On May 1, 2024, before me, TRINA PETTUS, Notary Public, personally appeared, **ROBERT HYER,** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Trina Pettus, Notary Public

TRINA PETTUS
Notary Public - California
Los Angeles County
Commission # 2366002
My Comm. Expires Jul 16, 2025

OPTIONAL

NAME OF DOCUMENT: QUITCLAIM DEED (MAP-PARCEL NUMBER 093 14 0A 303.00 CO)

NUMBER OF PAGES: 3 (2 + 1 CA NOTARY PAGE)

My commission expires: JULY 16, 2025

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 5-7-24 (date).

Affiant Signature

5-7-24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 7 day of May, 2024

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY