# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1137642 DEEDWARRSP
05/21/2024 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $2,997.00
20240521-0037877

File No.: RES-24-HYVE506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 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 NUMBER |
|---|---|---|
| Jacob Bradley Adcock | First National Bank | Property 1: 093 14 0A 512.00 CO |
| (NAME) | (NAME) | |
| PO Box 1378<br>Gallatin, TN 37066 | 150 West Main Street<br>Gallatin, TN 37066 | |
| (ADDRESS) | (ADDRESS) | |

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, 629 Seventh LP, a Tennessee limited partnership, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, Jacob Bradley Adcock, a married man, 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. 506 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.

This is improved property, known as 635 7th Avenue South, Unit 506, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 20th day of May, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

629 Seventh LP, a Tennessee limited partnership

By: _____

Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May _____, 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 629 Seventh LP, 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 20th day of May _____, 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

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 May 20, 2024.

Tiffany Rooker
Affiant Signature

5/20/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20th day of May, 2024.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal




File No. RES-24-HYVE506

# RECORDING CHECKLIST

Certificate for E-Recording

**Warranty Deed:**

- ☑ Affiant Consideration/Value = sales price
- ☐ Complete Buyer Mailing Address
- ☑ Complete Send Tax Bills to:
- ☐ Grantor matches names of Seller in Derivation clause
- ☑ Grantee matches names of Buyer on Deed of Trust
- ☐ Legal description in W/D matches our legal description
- ☑ Derivation clause matches information from last deed of record (go back as far as the last W/D)
    - Was there a non-vested spouse joining in the conveyance? Make sure language is included like "wife executes this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to husband"
- ☑ All signatures are complete
- ☑ All notary acknowledgements are completew/ date, signature, expiration date, & stamp/seal
- ☑ Record/Return to stamp is on deed (if prepared by OTC)

**Deed of Trust:**

- ☑ Record/Return to stamp
- ☑ Borrower name matches Warranty Deed/Vesting
- ☑ Trustee's information is complete
- ☐ All signatures are complete
- ☐ All notary acknowledgements are completew/ date, signature, expiration date, & stamp/seal
- ☑ Exhibit A is attached with the following:
    - confirmed legal description
    - correct derivation clause
    - non-vested spouse joins??
- ☒ All Riders referenced in the DoT are attached

**IF you have a POA:**

- ☐ Legal description is verified
- ☐ All signatures are complete
- ☐ All notary acknowledgements are completew/ date, signature, expiration date, & stamp/seal
- ☐ Reference to said POA is made in whatever doc it's being used for (W/D or DoT)...with language similar to "this instrument executed pursuant to Power of Attorney recorded simultaneously herewith in Book ____, Page ____ (or Inst. No. _____) in the Register's Office for ____ County, Tennessee.

**FILE NUMBER:** RES-24-HYVE506

**DOCUMENTS CHECKED FOR RECORDING BY** TIff **ON** 5/21 (DATE)