# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson
Batch # 1169007
08/14/2024 09:55:38 AM
Fees: $13.00 Taxes: $3,885.00
20240814-0061872

Davidson County
DEEDWARR
2 pgs

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Hyve 510 LLC**<br>**c/o Robert Lerner** | New Owner | |
| (NAME)<br>**789 Arroyo Road** | (NAME) | **093-14-0A-509-00-CO** |
| (ADDRESS)<br>**Los Altos, CA 94024** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **COASTAL BLUE DAVIDSON II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HYVE 510 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 510 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 a portion of the same property conveyed to 629 7th Avenue South, LLC, Michigan Limited Liability Company by Special Warranty Deed from Jan A. Rasmussen and Lene S. Rasmussen, husband and wife of record in Instrument No. 20200115-0005604 Register's Office for Davidson County, Tennessee, dated January 14, 2020 and recorded on January 15, 2020.

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 No. 20210524-0070344 and Instrument No. 20210528-0072611, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Coastal Blue Davidson II, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from 629 Seventh LP, a Tennessee Limited Partnership of record in Instrument No. 20230627-0048707 Register's Office for Davidson County, Tennessee, dated June 26, 2023 and recorded on June 27, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20210421-0053369 and Plat Book 21, Page 120, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on survey attached to deed of record in Book 4358, Page 380, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Condominium Declaration for Hyve of record in Instrument No. 20230424-0030022, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Condominium for Nora House, a Condominium of record in Instrument No. 20211025-0143371, as amended in Instrument No. 20211123-0155504 and Instrument No. 20220222-0019962, Register's Office for Davidson County, Tennessee.
- Charter for Hyve Condominium Association, Inc of record in Instrument No. 20230424-0030021, Register's Office for Davidson County, Tennessee.
- Charter for Nora House Condominium Association, Inc of record in Instrument No. 20211021-0141512, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument Number

20210119-0007738, in the Register's Office for Davidson County, Tennessee.
• Subject to Encroachment and Access Easement Agreement of record in Instrument Number 20220511-0053935, in the Register's Office for Davidson County, Tennessee.
• Davidson County Ordinance No. BL2019-54 and Ordinance No. 1015 and Council Bill No. 69-827 and Council Bill No. 70-1168.
• Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
• Acknowledgment of Merger of record in Instrument Number 20210524-0070344, in the Register's Office for Davidson County, Tennessee.
• Acknowledgment of Merger of record in Instrument Number 20210528-0072611, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **635 7th Avenue S. #510, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 the 9th DAY OF AUGUST, 2024.

Coastal Blue Davidson II, LLC

By: BC Property Holdings, LLC
Its: Member

BY: Bradley S. Callahan
Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLY S. CALLAHAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of COASTAL BLUE DAVIDSON II, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of August, 2024.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212