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 16 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26 (AFFIX SEAL)

BRANYAN LILLY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1182545
09/17/2024 02:56:09 PM
Fees: $13.00 Taxes: $3,885.00

Davidson County
DEEDWARR
2 pgs

20240917-0072045

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)
Brian Grant	**New Owner**	
(NAME)	(NAME)	**093-14-0A-508.00-CO**
494 Hub Blvd, Apt 2223		
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42103		
(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, **HANOCH EIRON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN GRANT, A SINGLE MAN,** 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. 512 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 Seventh LP, a Tennessee limited partnership 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 Hanoch Eiron, a married man by Special Warranty Deed from 629 Seventh LP, a Tennessee limited partnership of record in Instrument No. 20240503-0032772 Register's Office for Davidson County, Tennessee, dated May 02, 2024 and recorded on May 03, 2024.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, 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 Ave S Unit 512, 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 16 DAY OF SEPTEMBER, 2024.

Hanoch Eiron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness ~~my~~ hand and official seal, this the 16th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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