Karen Johnson Davidson County
Batch# 1210638 DEEDQC
12/02/2024 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241202-0093549

NEW OWNER:

Hyve 413 LLC
1309 Coffeen Avenue STE 1200
Sheridan, Wyoming 28201

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS TO:
New Owner

Map & Parcel: 093 14 0A 405.00 CO

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **KEVIN JOHN STUDLEY, a married man,** hereinafter called the Grantor, has quitclaimed to **HYVE 413 LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, its heirs and/or assigns, all of his interest in and to a 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. 413 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 the same property conveyed to Kevin John Studley, by Warranty Deed from Clearwater Corridor, LLC, A Florida Limited Liability Company, dated October 29, 2024, of record as Instrument 20241104-0085608, Register's Office for Davidson County, Tennessee.

Kimberlee Studley joins in they s conveyance to transfer any and all marital interest that she may own in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 635 7th Avenue South #413, Nashville, Tennessee 37203.

WITNESS SIGNATURE(S) this 23rd day of November, 2024.

KEVIN JOHN STUDLEY

KIMBERLEE STUDLEY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KEVIN JOHN STUDLEY and wife, KIMBERLEE STUDLEY,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 23rd day of November, 2024.

Notary Public

THERESA BYRNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 03/24/2027

My commission expires: 03/24/2027

****

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 2 day of December, 2024.

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Notary Public

My commission expires:

202412020093549

Certificate of Authenticity

I, Celia Stewart Rouse, 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 11/23/24.

Date

Celia Stewart Rouse

Affiant Signature

11/23/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of November, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY