WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,155,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 7-7-25
(AFFIX SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1215740
12/12/2024 11 32 53 AM
Fees $18 00 Taxes $4,273 50

20241212-0096595

Davidson County
DEEDWARR
3 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)
PPM1 LLC	Brendon Fitzgerald	
(NAME) **28 Reynolds Lane**	(NAME) 13 Gilbert Lane	**093-14-0A-601.00-CO**
(ADDRESS) **Buchanan, NY 10511**	(ADDRESS) Putnam Valley, NY 10579	
(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, **TRM ESTATE PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PPM1 LLC, A NEW YORK 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 617 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 Tre McKitty, a single man by Special Warranty Deed from 629 Seventh LP, a Tennessee limited partnership of record in Instrument No. 20230907-0070296 Register's Office for Davidson County, Tennessee, dated September 01, 2023 and recorded on September 07, 2023

Being the same property conveyed to TRM Estate Properties LLC, a Florida limited liability company by Quitclaim Deed from Tre McKitty, a single man of record in Instrument No 20230914-0072262 Register's Office for Davidson County, Tennessee, dated September 01, 2023 and recorded on September 14, 2023

This conveyance is subject to:
- Taxes for the year 2024, and subsequent years
- 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
- Condominium Declaration for Hyve of record in Instrument No 20230424-0030022, Register's Office for Davidson County, Tennessee.
- 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
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **635 7th Ave S Apt 617, 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 10th DAY OF DECEMBER, 2024.

TRM Estate Properties LLC, a Florida limited liability company

BY Roosevelt McKitty
Roosevelt McKitty
Manager

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROOSEVELT MCKITTY, 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 TRM ESTATE PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 10th of December, 2024.

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 DECEMBER 10, 2024

Affiant Signature

December 11, 2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 11th day of DECEMBER, 2024.

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires 05/08/28
Date

Notary's Seal (if on paper)