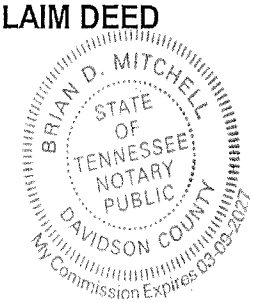
Karen Johnson Davidson County
Batch# 1219941 DEEDQC
12/26/2024 11:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241226-0099730

QUITCLAIM DEED



T-QCD-24-635-510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 20 24.

Notary Public

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

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert A. Lerner and Pamela H. Lerner, Trustees of The Lerner Family Trust, dated October 26, 1993	New Owner	
(NAME)	(NAME)	093-14-0A-509-00-CO
789 Arroyo Road	789 Arroyo Road	
(ADDRESS)	(ADDRESS)	
Los Altos, CA 94024	Los Altos, CA 94024	
(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, **HYVE 510, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ROBERT A. LERNER AND PAMELA H. LERNER, TRUSTEES OF THE LERNER FAMILY TRUST, DATED OCTOBER 26, 1993** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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 the same property conveyed to Hyve 510, LLC, a California limited liability company by Warranty Deed from Coastal Blue Davidson II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240814-0061872, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

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

Witness my/our hand(s) this the 20 day of December, 2024.

Hyve 510, LLC

BY: Robert A Lerner

Robert A. Lerner
Manager

STATE OF CALIFORNIA

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Lerner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Manager of Hyve 510, LLC, the within named bargainor, a limited liability company, and that he as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ____ day of December, 2024 .

_____
Notary Public

My Commission Expires:

See attachment notary public SKL

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara }

On 12/20/2024 before me, Sergio Ivan Gonzalez Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Robert A Lerner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SERGIO IVAN GONZALEZ
Notary Public - California
Santa Clara County
Commission # 2369790
My Comm. Expires Aug 31, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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I, Brian Mitchell, 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 December 20, 2024, 2024 (date of document).

Brian Mitchell

Affiant Signature

Date December 23, 2024

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

