Karen Johnson Davidson County
Batch# 1223294 DEEDQC
01/06/2025 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250106-0000937

This instrument prepared by and after recording return to:

THOMPSON BURTON PLLC
6100 Tower Circle, Ste. 200
Franklin, TN 37067
ATTN: Ronald G. Steen, Jr.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Hyve 611, LLC 128 Total Solutions Way Alabaster, AL 35007	Regions Bank 2050 Parkway Office Circle Hoover, AL 35244	093-14-0A-607.00 CO

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CHRISTOPHER SCHMIDT** and **MELISSA MARSHALL**, husband and wife (hereinafter collectively referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **HYVE 611, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described below together with all easements, appurtenances, improvements, and fixtures (the "Property"):

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 611, as specified on the Plat shown in the Condominium Declaration, on the Plan of The Hyve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Condominium Declaration Of The Hyve Condominiums, of record in Instrument No. 20230424-0030022, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws not recorded, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Condominium Declaration. Reference is hereby made to the Plan of The Hyve Condominiums, for placement of Units, as shown on Exhibit "E" to the Condominium Declaration of record in Instrument No. 20230424-0030022, said Register's Office; for a more complete identification and description of such Unit.

Being part of the same property conveyed to Christopher Schmidt and Melissa Marshall, husband and wife, by Special Warranty Deed dated June 30th, 2023, from 629 Seventh LP, a Tennessee limited liability partnership, of record in Instrument No. 20230703-0050611, Register's Office for Davidson County, Tennessee.

This is improved property, known as 625 7th Avenue South, 611, Nashville, TN 37203.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 30th day of December, 2024.

GRANTOR:

Christopher Schmidt

Melissa Marshall

STATE OF ALABAMA)
COUNTY OF Shelby)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CHRISTOPHER SCHMIDT with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the maker and is to execute this instrument.

WITNESS my hand, at office, this 30th day of December, 2024.

NOTARY PUBLIC

My Commission Expires:
5/19/2025

STATE OF ALABAMA)
COUNTY OF Shelby)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MELISSA MARSHALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the maker and is authorized to execute this instrument.

WITNESS my hand, at office, this 30th day of December, 2024.

NOTARY PUBLIC

My Commission Expires:
5/19/2025

STATE OF ALABAMA)
COUNTY OF Shelby)

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of their knowledge, information and belief, the actual consideration for this transfer is $0.00.

Christopher Schmidt

Melissa Marshall

Subscribed and sworn to before me this 30th day of December 2024.

Notary Public

My Commission Expires: 5/19/2025



TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MELINDA A. GRAY, 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 30, 2024.

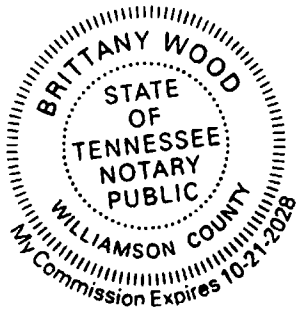
MELINDA A. GRAY

Date: January 6, 2025

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Brittany Wood, a Notary Public of said County and State, MELINDA A. GRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 6th day of January, 2025.



Notary Public
My Commission Expires: 10-21-28