Warranty Deed

KATHERINE YU
Notary Public - California
Los Angeles County
Commission # 2345094
My Comm. Expires Feb 3, 2025

Karen Johnson Davidson County
Batch # 1223412 DEEDWARR
01/06/2025 02:57:28 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20250106-0001084

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of January, 2025.

Notary Public

My commission expires: 02/03/2025

Return to:
~~Rudy Title and Escrow, LLC~~
2012 21st Avenue ~~South~~
Nashville, TN 37212
FILE #: ~~M-WC-24-635-215~~

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anna Guo	SteadFast Mortgage ~~New Owner(s)~~	093-14-0A-204.00-CO
1680 Alta Oaks Dr. ~~635 7th Avenue South #215~~	2 Cadillac Dr.	
Arcadia, CA 91006 ~~Nashville, TN 37203~~	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DESTINATION NASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA GUO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 215 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 7th Avenue South, LLC, Michigan limited liability company 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 James Blaine Rowland, III and Jessica Raquel Rowland, husband and wife by Special Warranty Deed from 629 Seventh LP, a Tennessee limited partnership of record in Instrument No. 20230906-0069796 Register's Office for Davidson County, Tennessee, dated August 31, 2023 and recorded on September 06, 2023.

Being the same property conveyed to Destination Nash, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from James Blaine Rowland, III and Jessica Raquel Rowland, husband and wife of record in Instrument No. 20230921-0074212 Register's Office for Davidson County, Tennessee, dated September 20, 2023 and recorded on September 21, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 635 7th Avenue South #215, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of January, 2025.

Destination Nash, LLC, a Tennessee Limited Liability Company

By: _____
James Blaine Rowland, III, Sole Member

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Blaine Rowland, III, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Destination Nash, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of December.

Notary Public Amelia B. Rivas

My Commission Expires: 9-15-2025

AMELIA B RIVAS
Notary ID #128051926
My Commission Expires
September 15, 2025