RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-28515-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242654 DEEDWARR
03/03/2025 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20250303-0015825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of March, 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hyve 608, LLC 6466 Penrose Drive Brentwood, TN, 37027	Same address as new owner	093-14-0A-610-00

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED THOUSAND AND 00/100 Dollars ($1,100,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BALCONY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HYVE 608, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 608 established pursuant to the Condominium Declaration for Hyve, of record in

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 Balcony, LLC, a Tennessee limited liability company, from 629 Seventh LP, a Tennessee limited liability company, by Special Warranty Deed dated March 8, 2024 and recorded March 8, 2024 in Instrument #20240308-0016388, said Register's Office.

Being a portion of the same property conveyed to 629 7th Avenue South, LLC, a Michigan limited liability company, from Jan A. Rasmussen and Lene S. Rasmussen, husband and wife, by Special Warranty Deed dated January 14, 2020 and recorded January 15, 2020 in Instrument #20200115-0005604, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 635 7th Avenue South, #608, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 3 day of March, 2025

GRANTOR(S)

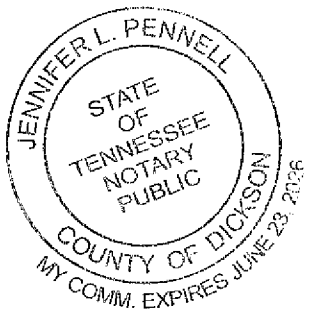
Balcony, LLC, a Tennessee Limited Liability Company

By: Aubrey Johnson
Aubrey Johnson, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aubrey Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged herself to be the Authorized Representative of Balcony, LLC the within named bargainor and that as such Authorized Representative, being authorized to do so, executed the foregoing instrument for purposes therein contained by signing the name of the company, by the said Aubrey Johnson as such Authorized Representative.

WITNESS my hand and seal, this the 3 day of March, 2025.



Jennifer L Pennell
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 3, 25 (date of document).

Jennifer Pennell

March 3, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 3, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028