Karen Johnson Davidson County
Batch# 1260640 DEEDQC
04/16/2025 02:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250416-0029201

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue, Suite 205 Nashville, Tennessee 37215 615-383-0711	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 16 day of April, 2025. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

QUITCLAIM DEED TO COMBINE TAX PARCELS

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Scott Hughes, Trustee of the Hive Trust 12 West 37th Street Floor 10 New York, NY 10018	Christopher Scott Hughes, Trustee of the Hive Trust 12 West 37th Street Floor 10 New York, NY 10018	12700000900 12700001000 12700031600

This conveyance is being made for the express purpose of combining the above referenced Davidson County Map/Parcels into a single tax parcel.

WHEREAS, Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023 ("Grantor"), is the owner in fee simple of the real property described in Exhibit "A" hereto; and

WHEREAS, the property described in Exhibit "A" hereto is comprised of Davidson County Map/Parcel Numbers 12700000900; 12700001000; 12700031600; and

WHEREAS, Grantor, as owner of said property, now wishes to combine the said tracts into a single tax parcel.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the express purpose of combining the referenced parcels into a single tax parcel, Grantor does hereby quitclaim, transfer and convey unto Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, his successors and assigns, all of Grantor's right, title and interest in the aforesaid tracts, as more particularly described on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2025.

GRANTOR:

Christopher Scott Hughes, Trustee of the
Hive Trust under agreement dated
August 11, 2018, as amended and restated January 27, 2023

STATE OF New York
COUNTY OF Orange

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of April, 2025.

FAITH DE COTEAU
Notary Public - State of New York
NO. 01DE0023747
Qualified in Orange County
My Commission Expires Apr 19, 2028

NOTARY PUBLIC
My Commission Expires: 04/19/2028

EXHIBIT "A"
Legal Description

1. 12700000900

Land in Davidson County, Tennessee, being property fronting approximately 500 feet on the east side of Buffalo Road, north of Charlotte Pike.

Being part of the same property conveyed to Venture Properties by Quitclaim Deed dated August 31, 1994, from Aline Swain, Substitute Trustee for the William C. McCullough Family Trust, of record in Book 9460, Page 941 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon Newell pursuant to Report of Sale in the matter of Metropolitan Government Etc. vs. Delinquent Taxpayers Etc. (Venture Properties), File No. 22-0464-II, Bill No. 16333, of record as Instrument No. 20230124-0005387 in the Register's Office for Davidson County, Tennessee.

THIS LEGAL DESCRIPTION WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO AND IS TAKEN FROM THE PRIOR INSTRUMENTS OF RECORD. PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF. NO INDEPENDENT TITLE EXAMINATION HAS BEEN CONDUCTED BY PREPARER.

2. 12700001000

A tract of land in the 2nd Civil District, Nashville, Davidson County, Tennessee and described according to a survey by Daniels & Associates, Inc., Project No. 22-042 and dated 02/24/2023, and being more particularly described as follows:

Beginning at a point on the easterly right-of-way of Buffalo Road (40' R/W assumed) said point being the northwesterly corner of Gary Smith, et ux of record in Deed Book 9639, Page 783 R.O.D.C. TN and the southwesterly corner of the herein described tract; said corner having State Plane Coordinates of N-644,927.9840 E - 1,678,181.2990 and proceeding,

1. Leaving said easterly right-of-way of Buffalo Road and with the westerly boundary of Gary Smith, et ux S 15 deg 50' 01" E 697.52 feet to a point; said line passes at 2.58 feet an existing iron pin; thence,

2. S 07 deg 49' 22" W 378.87 feet to an iron pin set on the northerly boundary of Joseph Morris, et ux of record in Deed Book 6132, Page 913 R.O.D.C. TN; thence,

3. With said northerly boundary of Joseph Morris, et ux N 84 deg 00' 20" W 268.71 to an existing iron pin at the northeasterly corner of Sheila and Eugene Levine of record in Deed Book 9683, Page 694 R.O.D.C. TN; thence,

4. With a new line N 04 deg 03' 38" E 344.78 feet to an iron pin set; thence,

5. N 44 deg 38' 13" W 373.60 feet to an iron pin set on the easterly right-of-way of Buffalo Road; thence,

6. With said easterly right-of-way of Buffalo Road N 22 deg 39' 14" E 79.66 feet to a point; thence,

7. With a curve to the right 175.74 feet to a point; said curve having a radius of 360.00, delta 27 deg 58' 13", tangent 89.66, and chord N 36 deg 38' 21" E 174.00; thence,

8. N 50 deg 37' 27" E 69.82 feet to a point; thence,

9. With a curve to the left 95.31 feet to a point; said curve having a radius of 1330.00, delta 04 deg 06' 22", tangent 47.68, and chord N 48 deg 34' 16" E 95.29; thence,

10. N 46 deg 31' 05" E 35.53 feet to a point; thence,

11. With a curve to the right 103.04 feet to the point of beginningt; said curve having a radius of 560.00, delta 10 deg 32' 34", tangent 51.67, and chord N 51 deg 47' 23" E 102.90.

Containing 317,762 square feet or 7.29 acres more or less.

Being part of the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary, by deed from Sydney Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust agreement dated May 17, 2021, (as to Tract I) and Lisa R. O'Guin (as to Tract II), of record in Instrument No. 20240522-0038135, Register's Office for Davidson County, Tennessee.

3. 12700031600

A tract of land in the 2nd Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., Project No. 22-042 and dated 02/24/2023, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right-of-way of Buffalo Road (40' R/W assumed) said point being the northwesterly corner of Venture Properties of record in Deed Book 9460, Page 941 R.O.D.C. TN and the southwesterly corner of the herein described tract; said corner having State Plane Coordinates of N-643,975.8038 E- 1,677,405.4085 and proceeding,

1. With said easterly right-of-way of Buffalo Road N 37 deg 42' 51" E 151.55 feet to a point; thence,

2. N 39 deg 11' 14" E 374.79 feet to a point; thence,

3. With a curve to the left 155.82 feet to an iron pin set; said curve having a radius of 540.00, delta 16 deg 32' 00", tangent 78.46, and chord N 30 deg 55' 14" E 155.28; thence,

4. Leaving said easterly right-of-way of Buffalo Road (a new line) S 44 deg 38' 13" E 373.60 feet to an iron pin set; thence,

5. S 04 deg 03' 38" W 344.78 feet to an existing iron pin at the northeasterly corner of Sheila and Eugene

Levine of record in Deed Book 9683, Page 694 R.O.D.C. TN; thence,

6. With the northerly boundary of said Sheila and Eugene Levine N 84 deg 09' 56" W 619.88 feet to an iron pipe at the northeasterly corner of Venture Properties; thence,

7. N 84 deg 09' 56" W 30.89 feet to the point of beginning.

Containing 232,455 square feet or 5.34 acres more or less.

Being part of the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary, by deed from Sydney Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust agreement dated May 17, 2021, (as to Tract I) and Lisa R. O'Guin (as to Tract II), of record in Instrument No. 20240522-0038135, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/10/25 (date of document).

Affiant Signature

4/16/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

