Karen Johnson Davidson County
Batch# 1263456 DEEDQC
04/23/2025 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250423-0031234

QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-8-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH GAMBINO, III AND KRISTINA GAMBINO	NEW OWNER	093 14 0A 414.00 CO
(NAME)	(NAME)	
9 W. BELLAQUA ESTATES DRIVE		
(ADDRESS)	(ADDRESS)	
ROCHESTER, NY 14624		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **404 HYVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **JOSEPH GAMBINO, III AND KRISTINA GAMBINO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, ALL OF ITS INTEREST IN 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. 404 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 404 Hyve LLC, a Tennessee limited liability company, by Quitclaim Deed from Joseph Gambino, III and Kristina Gambino, husband and wife, of record as Instrument No. 20240326-0021101, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 635 7TH AVENUE SOUTH, UNIT 404, NASHVILLE, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my hand this 14th day of April, 2025.

404 HYVE LLC, a Tennessee limited liability company

By: Kristina Gambino
Kristina Gambino, Member

STATE OF South Carolina
COUNTY OF Beaufort

On this the 14th day of April, 2025, before me personally appeared Kristina Gambino, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Member of 404 Hyve LLC, a Tennessee limited liability company, and that he, as Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of April, 2025.

My Commission Expires: 2/08/2033

Donna W Perry
Notary Public

DONNA W. PERRY
Notary Public - State of South Carolina
My Commission Expires February 8, 2033

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 4.23.2025 (date).

Affiant Signature

4.23.25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 23 day of April, 2025

Notary's Signature

My Commission Expires: 11/8/2028

Notary's Seal

