Karen Johnson Davidson County
Batch# 1284219 DEEDQC
06/13/2025 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250613-0046070

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CALVIN THOMAS FREY (NAME)	**NEW OWNER** (NAME)	**093 14 0A 205.00**
1319 ADAMS ST, # 209 NASHVILLE, TN 37208 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of June, 2025, the undersigned, **STR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **CALVIN THOMAS FREY, A MARRIED MAN WHOSE SPOUSE HAS NO INTEREST,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **635 7TH AVENUE SOUTH, 213, NASHVILLE, TN 37203** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 213 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 STR Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from 629 Seventh L.P., a Tennessee Limited Partnership, of record in Instrument No. 20230518-0037494, in the Register's Office of Davidson County, Tennessee, dated May 18, 2023, and recorded on May 18, 2023.

Being part 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, in the Register's Office of 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 Nos. 20210524-0070344 and 20210528-0072611, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 635 7th Avenue South, 213, Nashville, TN 37203.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 11 day of June, 2025.

GRANTOR: STR INVESTMENTS, LLC
BY: CALVIN FREY
ITS: SOLE-MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **CALVIN FREY** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **STR INVESTMENTS, LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **STR INVESTMENTS, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Registered Agent.

WITNESS my hand, at office, on this 11th day of June, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 June 11, 2025

Affiant Signature

6/11/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 11 day of June, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY