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 JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028

(AFFIX SEAL)

KELLEY HERRICK
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

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
404 HYVE, LLC	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 **JOSEPH GAMBINO, III AND KRISTINA GAMBINO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **404 HYVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ALL OF THEIR 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 Joseph Gambino, III and Kristina Gambino, husband and wife, by Quitclaim Deed from 404 Hyve, LLC, a Tennessee limited liabilty company, of record as Instrument No. 20250423-0031234, 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)

Karen Johnson Davidson County
Batch# 1289065 DEEDQC
06/24/2025 08:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250624-0049412

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 17th day of June, 2025.

Joseph Gambino III
JOSEPH GAMBINO, III

Kristina Gambino
KRISTINA GAMBINO

STATE OF New York
COUNTY OF Monroe

On this the 17th day of June, 2025, before me personally appeared Joseph Gambino, III and Kristina Gambino, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of June, 2025.

My Commission Expires: 01/02/29

NiKeisha T. Lee
Notary Public

NiKeisha T. Lee
Notary Public, State of New York
No.01LE0032491
Qualified in Monroe County
Commission expires January 2, 2029

Certificate of Authenticity

I, Riley Herrick, 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 23, 2025.

Affiant Signature

06/23/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 23rd day of June, 2025.

Notary's Signature

My Commission Expires: 11.8.28

Notary's Seal

