WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300065 DEEDWARR
07/21/2025 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20250721-0057178

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-25-635-412

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Green and Anne Green	Deephaven Mortgage LLC	093 14 0A 408.00 CO
(NAME)	(NAME)	
101 Pumpkin Hollow Road Half Moon Bay, CA 94019	3530 Toringdon Way Ste. 300 Charlotte, NC 28277	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **HYVE 412 HOLDINGS, LP, A TENNESSEE LIMITED PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ADAM GREEN AND ANNE GREEN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 412 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 part of the same property conveyed to 629 7th Avenue South, LLC, Michigan limited liability company, from Jan A. Rasmussen and Lene S. Rasmussen, husband and wife, by Special Warranty Deed dated 01/14/2020, recorded 01/15/2020, in Instrument Number 20200115-0005604, in the Register's Office for Davidson County, Tennessee. 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.

Further being the same property conveyed to Hyve 412 Holdings, L.P., a Tennessee limited partnership, from 629 Seventh, L.P., a Tennessee limited partnership, by Quitclaim Deed dated March 19, 2024, recorded March 21, 2024, in Instrument No. 20240321-0019549, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 635 7th Avenue South, Unit 412, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 15th day of July, 2025.

Hyve 412 Holdings, LP, a Tennessee Limited Partnership
By its General Partner: Hyve 412 Holdings GP, Inc., a Tennessee Corporation

By:_____
John Bogdasarian, President (Of Hyve 412 Holdings GP, Inc.)

STATE OF Michigan
COUNTY OF Washtenaw

Before me, ~~John Bogdasarian~~ the undersigned, Rachel Mills, of the state and county mentioned, personally appeared John Bogdasarian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Hyve 412 Holdings GP, Inc., the General Partner of Hyve 412 Holdings, LP, the within named bargainor, a limited partnership, and that he as such President of the General Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited partnership.

Witness my hand, at office, this 15th day of July, 2025.

_____
~~Notary~~ Signature
My commission expires: 11/20/2026

RACHEL MILLS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires November 20, 2026
Acting in the County of Washtenaw

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

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 July 15, 2025.

Affiant Signature

7/15/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15 day of July, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-635-412

202507210057178