WARRANTY DEED

Karen Johnson Davidson County
Batch# 1313183 DEEDWARR
08/21/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $3,725.90
20250821-0067131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,007,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of August, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

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

File No.: RES-25-635-414

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
Jerico IL Properties, LLC	New Owner	093 14 0A 406.00 CO
(NAME)	(NAME)	
6 Newburg Court Columbia, IL 62236		
(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, **SEA HAPPY PROPERTY GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JERICO IL PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, 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. 414 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 Sea Happy Property Group, LLC, a Florida Limited Liability Company, from 629 Seventh, LP, a Tennessee limited partnership, by Special Warranty Deed dated January 18, 2024, recorded January 23, 2024, in Instrument No. 20240123-0004439, in the Register's Office of 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 414, 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 19 day of August, 2025.

Sea Happy Property Group, LLC, a Florida Limited Liability Company

By: _____
Jadd Helma, Member

By: _____
Alyssa Helma, Member

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned a Notary Public, of the state and county mentioned, personally appeared Jadd Helma and Alyssa Helma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Sea Happy Property Group, LLC, the within named bargainor, a Limited Liability Company, and that such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, this 19th day of August, 2025.

_____
Notary Signature

Printed Name: Tiffany Latoy Coleman

My commission expires: 02/10/2029

TIFFANY LATOY COLEMAN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214004501
MY COMMISSION EXPIRES FEB 10, 2029

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 August 20, 2025.

Affiant Signature

8/20/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20 day of August, 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-25-635-414